

**9306 103 Avenue
Grande Prairie, Alberta**

MLS # A2224281



\$200,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	791 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Perimeter Wall	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: None

Discover exceptional value in this cozy 2-bedroom, 1-bathroom fee simple home, ideal for first-time buyers or investors. Located in one of the city's most affordable neighborhoods for detached homes, this property offers the privacy and freedom of owning your own lot—no condo fees or shared walls. Inside, you'll find a full kitchen, a spacious mudroom/laundry area at the back entrance, and a partial basement housing the utilities. Enjoy the large front deck, perfect for relaxing, and a fenced backyard with a shed for storage or projects. This well-laid-out home delivers the lifestyle of detached living at a price rarely seen. Don't miss this opportunity to own a stand-alone property with room to grow.