

**9234 104 Avenue
Grande Prairie, Alberta**

MLS # A2238753



\$299,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,125 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Triangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Rain Water Tank beside house for watering lawn or plants

1,083 Square foot bi level in a nice part of Hillside. Nice children's playground across the street. Private backyard with an easement behind. Large deck with storage. House has 3 bedrooms up and an ensuite off the Primary bedroom. The basement is set up so that it could be used for a home business such as a hair salon (was once used for this). It has two bathrooms in the basement, a large rec room with a fireplace and one bedroom. The laundry is in the basement. With a few updates this could be a really good family home or a good rental property.