

**9315 103 Avenue
Grande Prairie, Alberta**

MLS # A2238882



\$346,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,110 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance, Vinyl Windows		

Inclusions: dishwasher, microwave hood fan (x2), stove (x2), refrigerator (x2), washer (x2), dryer (x2), window coverings

This updated bi-level home is a fantastic opportunity for investors or anyone seeking a space with separate living areas. Step through the door on the left to access the upper level, where you'll find a spacious living room, a functional kitchen and dining area, and three bedrooms including a primary suite with a private 2-piece ensuite. The kitchen offers ample cabinet space and is already plumbed for a gas stove if preferred. Recent updates include new vinyl plank flooring, updated tub and tile work in the bathroom, and some newer cabinetry. A side door off the living room opens to a private deck—perfect for barbecuing or enjoying summer evenings. The right-side entrance leads to the bright lower suite, which benefits from numerous windows that let in plenty of natural light. This space includes a generously sized open-concept layout, two large bedrooms, and a full 4-piece bathroom featuring a new toilet and vinyl plank flooring. The kitchen has been refreshed with newer cabinetry and countertops, making it a welcoming and efficient space. Additional upgrades include vinyl windows throughout and new shingles in 2016. Whether you're looking to live in one suite and rent the other, or add a solid property to your investment portfolio, this home offers versatility, comfort, and value. Reach out to your realtor today to book a private viewing. 3D tour available!