

**9514 104 Avenue
Grande Prairie, Alberta**

MLS # A2274086



\$194,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,284 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Other	Zoning:	RT
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: 2 x refrigerator, 2 x Stove and Dryer

Looking for a renovation project or a rebuild opportunity? This property features RT zoning and sits on a beautiful lot. The home needs some TLC and is currently zoned as a duplex. One unit includes a bedroom, full bathroom, kitchen, and living room, while the other offers two bedrooms, a bathroom, kitchen, and living room. There is so much potential with this property! The hot water tank in the front unit is 2 years old, hot water tank in back unit is 3-5 years old, it needs to be relite. The furnaces have been replaced over the past few years. Don't miss out on this great investment opportunity and book your viewing today!