

**9511 103 Avenue  
 Grande Prairie, Alberta**

**MLS # A2281728**

**\$220,000**



<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	549 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RT
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** furniture and house wares can be purchased for an additional \$5000.

Instant Airbnb potential and vacant for quick possession, this updated compact home is ideal for a first-time buyer who wants utility, flexibility, and future upside. Offering 2 bedrooms and a roomy bathroom with a custom arched tile shower, the layout is efficient and low-maintenance. Cool updates this home has had over the years include, heated tile flooring in the bathroom, granite kitchen counters, front load washer and dryer which are approx 1 year old. The fully fenced yard features a ground-level deck and back alley access and has a fire pit. The highlight is the detached heated 14' x 33' garage (built in 2011) with natural gas heat, welder plug, and an 8' overhead door — plenty of space for your toys, tools, quad, sled, and even a full size long box crew cab truck. For an additional \$5,000, the furniture can stay so you can start Airbnb operations immediately upon possession. The RT-zoned lot allows for duplexes, triplexes, or garage suites subject to city approval, making this a solid long-term investment. Please click on the multimedia link or 3D icon to take the virtual tour!