Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

780-505-2159
bobbie-jo@grassrootsrealtygroup.ca

9324 101 Avenue
Grande Prairie, Alberta

MLS # A2333673



$199,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	756 sq.ft.	**Age:**	1952 (74 yrs old)
Beds:	2	**Baths:**	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	-
Exterior:	Stucco	**Zoning:**	RT
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Sheds, Pool + Any furniture buyer wants to buy

Looking for a home with character, a massive yard, and endless potential? This charming property has been lovingly cared for by the same owners for many years and is ready for its next chapter. Situated on a HUGE corner lot, you'll have plenty of room to enjoy the outdoors, entertain, or explore future possibilities. Inside, the home offers a functional layout with two bedrooms, including a spacious primary bedroom featuring an extended area that's perfect for a walk-in closet, nursery, or home office. The bathroom has been tastefully updated with a newly tiled shower, while the oversized kitchen provides an abundance of cabinet and counter space for everyday living. The attached garage was previously converted into additional living space and has since been returned to a large storage area, offering flexibility for storage, a workshop, or future development. Outside, you'll appreciate the three large storage sheds, above-ground pool, and the incredible amount of yard space that sets this property apart. Whether you're searching for your first home, a property with room to grow, or simply love the charm of an established home on an oversized lot, this one is worth a look. Contact your preferred real estate professional TODAY!

Copyright (c) 2026 Bobbie-Jo McLeod. Listing data courtesy of Royal LePage - The Realty Group. Information is believed to be reliable but not guaranteed.