Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9835 96 Avenue
Grande Prairie, Alberta

MLS # A2334201



$289,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	**Age:**	1974 (52 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding	**Zoning:**	RES
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Hot tub

Investor Alert! Cash Flow Potential Close to Downtown Opportunity knocks with this spacious 4 legal bedroom, 2.5 bathroom home located just minutes from downtown in quiet, family friend neighborhood! Whether you're looking to add to your investment portfolio, create a multi-generational living space, or renovate for added value, this property offers incredible potential. The main floor features 3 bedrooms, 1.5 bathrooms, a generous living room, and functional kitchen layout. New flooring in upstairs two bedrooms.The lower level offers 1 additional legal bedrooms, 1 large office space or storage, second large living room, fully renovated bathroom, and has the potential to develop 2 more bedrooms, making this an excellent candidate for maximizing rental income. Outside, enjoy a hot tub, detached garage, and recent exterior updates, including: New shingles on the garage New garage downspouts, Two new downspouts installed on the house. This home needs some TLC and cosmetic updates, but the size, layout, and location make it a fantastic opportunity for investors, renovators, or buyers looking to build equity. Bring your vision and unlock this property's full potential. Properties with this much space and income potential don't come along often! Call your favourite realtor today!

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