

**9508 104 Avenue
Grande Prairie, Alberta**

MLS # A2336004



\$162,500

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Fruit Trees/Shrub(s), Landscaped		

Heating:	Floor Furnace, Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RT
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

BACK ON THE MARKET - 2 buyers unable to get financing - This is a nice smaller home that will need some TLC but is very livable. This home sits on a 50' x 122' lot and there is a single car garage that has an addition (16' x 38'). The house has had the siding replaced along with the soffit & fascia and new shingles about 8 years ago. Inside there is an open floor plan with side entrance having a good porch area with the laundry & view into kitchen, eating area. On the other side of a wall is the living room with a nice wood stove. The master bedroom is at the back of the home. There is a 4 pc. bathroom. The second bedroom also has the newer furnace in it. The furnace was replaced about 6 years ago. There is a partial basement under the house. The sewer line has been replaced. There is tons of potential with some sweat equity to have a very nice little home to enjoy. Possession can be immediate !! NOTE - Seller will only entertain offers that can produce in writing solid financing pre-approval letter.