Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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

9508 104 Avenue
Grande Prairie, Alberta

MLS # A2336004



$155,000

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

Price Reduced! 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 (size is 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 !! HELP - we need a buyer with some money!! Seller wants an offer with a guaranteed financing approval already in place.

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