Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9516 102 Avenue
Grande Prairie, Alberta

MLS # A2345355



$219,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	870 sq.ft.	**Age:**	1952 (74 yrs old)
Beds:	2	**Baths:**	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	RT
Foundation:	Perimeter Wall	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Situated on a large lot in a mature neighborhood, this charming 2-bedroom, single-level home offers an excellent opportunity for first-time buyers or investors looking for an affordable property with room to grow. The home features a practical layout with comfortable living space all on one level, making it easy to maintain and ideal for a wide range of buyers. The spacious yard provides plenty of room for outdoor living, gardening, future development, or simply enjoying the extra space that’s hard to find at this price point. What makes this property especially attractive is the value: priced similar to many condos, but with no condo fees and the benefit of your own private yard. It’s a smart alternative for buyers who want independence, outdoor space, and long-term potential without the added monthly costs. Whether you’re looking for a starter home, rental property, or investment opportunity, this property offers affordability and flexibility in an established neighbourhood close to everyday amenities.

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