

**9320 106 Avenue
Grande Prairie, Alberta**

MLS # A2346738



\$169,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	616 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	RT
Foundation:	Perimeter Wall	Utilities:	-
Features:	No Smoking Home		
Inclusions:	Shed		

Charming and affordable bungalow in the established Hillside neighbourhood, with the elementary school practically within eyesight! This 2-bedroom, 1-bathroom home offers 616 sq. ft. of efficient main-floor living, plus a basement area housing the laundry and mechanicals. Several important updates have already been taken care of. A tin roof was professionally installed in 2024, with additional supports added at the same time as preventative reinforcement for the added weight of the metal roofing. A few windows have been replaced, the furnace has a new motor, and the electrical panel was professionally updated by a licensed electrician in 2022. Sitting on a generous 6,100 sq. ft. lot, the property now features a newly fully fenced backyard, offering plenty of usable outdoor space, along with a large storage shed and convenient rear-alley. Whether you're looking for an affordable first home, something to make your own, or an addition to your rental portfolio, this Hillside bungalow offers a great opportunity in a convenient location.