Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9319 108 Avenue
Grande Prairie, Alberta

MLS # A2351669



$259,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	773 sq.ft.	**Age:**	1960 (66 yrs old)
Beds:	3	**Baths:**	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RT
Foundation:	Perimeter Wall	**Utilities:**	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Shed, Existing Blinds

AFFORDABLE, CHARMING & FULL OF OPPORTUNITY! Whether you're a first-time homebuyer, looking to downsize, or searching for an affordable investment property, this delightful Hillside home is definitely worth a look! Built in 1960, this cozy and inviting 773 sq. ft. detached home offers 3 bedrooms, 1 full bathroom, and a convenient laundry room/porch area, all thoughtfully arranged within a manageable footprint. Several valuable improvements have been completed over the years, including newer siding and shingles on both the house and detached garage, mostly newer vinyl windows with some triple-pane upgrades, a newer 100-amp electrical panel, and updated main electrical wiring from the utility pole to the house. The kitchen also features cabinetry that has been upgraded from its original construction, adding to the home's functionality and appeal. Step outside and discover a generously sized lot with plenty of room to enjoy the great outdoors! Whether you envision summer barbecues, a flourishing garden, a relaxing outdoor retreat, or space for the kids and pets to play, this mostly fenced yard offers plenty of possibilities. The single detached garage is another fantastic bonus, providing sheltered parking, storage, or space for hobbies and projects, while convenient rear alley access adds even more versatility. Located just a few blocks from Hillside Public School, you'll appreciate nearby playgrounds, additional recreational space, and an outdoor skating rink for wintertime fun! Situated along a main roadway, the property also offers convenient access to major routes throughout Grande Prairie, with regularly maintained roads making those Northern Alberta winters a little easier to navigate. Combining affordability, practical upgrades, a spacious yard, and the added convenience of a detached garage, this property offers an excellent opportunity to

step into homeownership or expand your investment portfolio. A GREAT LITTLE HOUSE AT A GREAT PRICE — COME SEE THE POTENTIAL FOR YOURSELF!

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