Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9312 104 Avenue
Grande Prairie, Alberta

MLS # A2352111

$229,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	713 sq.ft.	**Age:**	1955 (71 yrs old)
Beds:	2	**Baths:**	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Other	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RT
Foundation:	Other	**Utilities:**	-
Features:	Laminate Counters, See Remarks		

Inclusions: N/A

What a fantastic opportunity to enter Grande Prairie’s housing market at an affordable price! This charming 2-bedroom, 1-bathroom home offers a functional layout and excellent value. The spacious living room is filled with natural light, creating a warm and inviting atmosphere. The updated kitchen features plenty of cabinetry and counter space, while the convenience of main-floor laundry adds to the home's practicality. Step outside and enjoy the generously sized backyard, offering plenty of room for entertaining, relaxing, or enjoying the outdoors. Situated on a quiet street, this property is just two blocks from a school, close to downtown, and only minutes from the Cobblestone shopping district. Whether you're a first-time buyer, looking to downsize, or searching for an investment property, this home is definitely worth a look. Don't miss your opportunity to appreciate the value this property has to offer!

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