Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9202 101 Avenue
Grande Prairie, Alberta

MLS # A2354763

$259,500

Division:	Hillside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	822 sq.ft.	**Age:**	1976 (50 yrs old)
Beds:	4	**Baths:**	2
Garage:	Attached Carport, Concrete Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Other, Stucco	**Zoning:**	RT
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: Shed

Excellent opportunity for first-time buyers, families, or investors! This well-maintained, fully developed bi-level offers 4 bedrooms and 2 full bathrooms in a convenient central location. The main floor features an open-concept kitchen, dining, and living area, 2 bedrooms, and a full bathroom. The kitchen includes a pantry and modern appliances, all replaced within the last 5 years. The dining area provides access to the deck and backyard. The fully developed basement offers 2 additional bedrooms, a full bathroom, a spacious family room, and a combined laundry and storage area, providing plenty of flexibility for family living or guests. Outside, enjoy a landscaped and fenced backyard, a large double paved driveway, and an attached carport. Recent updates include brand-new shingles installed in October 2026, with the furnace and hot water tank replaced in 2011. Conveniently located close to downtown, schools, shopping, restaurants, grocery stores, and walking and biking trails. With four bedrooms, two full bathrooms, a functional layout, and key updates, this property is an excellent opportunity to enter the market or expand your investment portfolio. Immediate possession available!

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