Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9204 101 Avenue
Grande Prairie, Alberta

MLS # A2354772

$269,500

Division:	Hillside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	811 sq.ft.	**Age:**	1976 (50 yrs old)
Beds:	4	**Baths:**	2
Garage:	Attached Carport, Concrete Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Private, Street Light		

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

Inclusions: Shed

Looking for an affordable home with room to grow or an excellent addition to your investment portfolio? This fully developed 4-bedroom, 2-bathroom bi-level offers modern updates, functional living space, and a fantastic central location close to everyday amenities! The interior was extensively updated in 2019, including kitchen cabinets, flooring, lighting, bathrooms, and PVC windows. Plus, enjoy the added peace of mind of brand-new shingles installed in October 2026! The bright and open main floor features a spacious kitchen with plenty of cabinetry, newer stainless steel appliances, and convenient counter seating. The adjoining living and dining areas offer a comfortable space to relax or entertain, with direct access to the deck and backyard. Two bedrooms and a full 4-piece bathroom complete the upper level. The fully finished Basement adds even more living space, featuring two additional bedrooms, a second full bathroom, a welcoming family room, and a dedicated laundry and storage room. With a versatile layout and four bedrooms across two levels, this home offers plenty of options for families, first-time buyers, or investors looking for a potential revenue property. Outside, enjoy a fully landscaped and fenced yard, a large attached carport, and a spacious paved driveway with parking for multiple vehicles. Conveniently located close to schools, downtown, shopping, grocery stores, restaurants, and coffee shops, this property combines comfort, convenience, and value in one attractive package. Whether you're looking to get into the market, find a home with room for the whole family, or expand your investment portfolio, this updated bi-level is one to put on your list! Immediate possession available!

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