

9624 107 Avenue  
Grande Prairie, Alberta

MLS # A2274980



**\$249,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillside                            |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | Bi-Level                            |               |                   |
| <b>Size:</b>     | 932 sq.ft.                          | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Many Trees               |               |                   |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                      | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                |                   |    |

**Inclusions:** REFRIGERATOR x3, STOVE x3, MICROWAVE x2, WASHER, DRYER, GARAGE DOOR OPENER REMOTE, ALL WINDOW COVERINGS.

Welcome to this 4-bedroom, 2-bathroom bi-level, which includes a highly desirable legal suited basement. A perfect opportunity for homeowners or investors seeking a fully developed detached property for an incredible price. Situated on a large 56ft x 149ft lot with mature trees, a 12ft x 20ft detached garage, and rear alley access, this property has many desirable features. The home is centrally located near the Q.E. II Hospital, Grande Prairie Public Library, schools, and bus routes for ideal convenience. A recent notable upgrade is a new hot water tank (2022). Contact your REALTOR<sup>®</sup> of choice today to book a viewing! Home is being sold in as is / where is condition.