

9409 104 Avenue  
Grande Prairie, Alberta

MLS # A2289162



**\$209,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

This charming bungalow is full of potential whether you're a first time buyer or looking to start your rental portfolio. From the threshold you're invited into the bright and airy living room that connects you to the good sized kitchen/dining area with ample cabinetry and counter space. Off the kitchen is the main bath and towards the back is the laundry room, which offers more cabinets and storage for added convenience. Just past the living room is the spacious primary bedroom with closet as well as a toilet and sink that could easily be removed or be built in for an ensuite half bath. Rounding out the home is the second bedroom just off the living room. Outside enjoy the benefits of an established neighbourhood while having access to Hillside school playfield and community rink right across the street. With a pull-through driveway this lot offers tons of space for parking your vehicles, toys, and RV. The lot size is 50' x 122', with potential for redevelopment! Call your favourite Real Estate Professional to arrange a viewing today.