



GRASSROOTS
REALTY GROUP

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9312A 102 Avenue
Grande Prairie, Alberta

MLS # A2237726



\$338,000

Division:	Hillside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,286 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Plug-In, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RT
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, No Smoking Home, Separate Entrance, Tankless Hot Water, Vinyl Windows		
Inclusions:	Call seller directly		

Welcome to this bright and spacious fully renovated 2-storey home with an illegal suite in the basement, located in the mature Hillside neighbourhood. The main floor features a large kitchen with island and ample cabinetry, open to the dining area—perfect for entertaining. The living room is flooded with natural light from oversized windows. Upstairs offers 3 bedrooms, a full bathroom, and convenient upstairs laundry. The primary bedroom includes a walk-in closet and 3-piece ensuite. The fully finished illegal basement suite has its own separate entrance, complete with a full kitchen, living room, 1 bedroom, bathroom, and laundry—ideal for extended family. Enjoy low-maintenance landscaping and plenty of parking. Close to schools, shopping, and amenities.