



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9234 104 Avenue  
Grande Prairie, Alberta

MLS # A2238753



**\$299,000**

Division:	Hillside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,125 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Triangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Rain Water Tank beside house for watering lawn or plants

1,083 Square foot bi level in a nice part of Hillside. Nice children's playground across the street. Private backyard with an easement behind. Large deck with storage. House has 3 bedrooms up and an ensuite off the Primary bedroom. The basement is set up so that it could be used for a home business such as a hair salon (was once used for this). It has two bathrooms in the basement, a large rec room with a fireplace and one bedroom. The laundry is in the basement. With a few updates this could be a really good family home or a good rental property.