



9509 104 Avenue  
Grande Prairie, Alberta

MLS # A2248353



**\$149,995**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	674 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Fruit Trees/Shrub(s), Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Investor Alert! Project house with a double detached garage on a big lot\*\*\*Home needs a complete renovation\*\*\*Sold as is where is, no warranties or representations\*\*\*Close to Hillside School, downtown, Cobblestone Shopping Plaza\*\*\*Garage in great shape