



GRASSROOTS
REALTY GROUP

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9204 100 Street
Grande Prairie, Alberta

MLS # A2251327



\$294,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Swanavon | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 955 sq.ft. | Age: | 1955 (70 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Parking Pad, RV Access/Parking, Single Garage Attached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|--------------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: NA

Features 4 bedrooms, 2 full 4-piece bathrooms, and a basement space with a kitchenette and its own entrance. Includes a small one-car garage for storage and a large parking area with RV parking possibilities. Just a stone's throw from schools, shopping, and walking paths. Bring your tool belt and creativity!