



GRASSROOTS
REALTY GROUP

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9513 105 Avenue
Grande Prairie, Alberta

MLS # A2273268



\$269,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance, Storage		

Inclusions: N/A

Quaint + Cozy + Updated + Affordable is this home to a tee. Whether you are looking to enter into home ownership with a garage , or adding another single family home to your rental portfolio this home is it. Main level has been updated with flooring, paint and kitchen and hosts open concept between the kitchen, dining and living room. Remainder of main floor is completed with three bedrooms , full bathroom, and mud room / pantry near back door / yard entrance. Basement is partially finished with some framing completed. awaiting you to finish it the way your heart desires. Back yard is fenced and south backing great for natural sun all day long, as well as has alley access. Detached single car garage is wonderful for our long winters for storage. This home is situated on a large multi family zoned lot great for future development and added value.