



GRASSROOTS
REALTY GROUP

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9321 105 Avenue
Grande Prairie, Alberta

MLS # A2279422



\$250,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | Hillside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 815 sq.ft. | Age: | 1945 (81 yrs old) |
| Beds: | 5 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, St | | |

| | | | |
|-------------|---|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RT |
| Foundation: | Slab, Wood | Utilities: | - |
| Features: | Laminate Counters, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows | | |

Inclusions: N/A

Welcome to this charming raised bungalow which boasts 5 bedrooms and 2 bathrooms. The upper level offering an open floorplan with hardwood floors, two bedrooms, a living room that flows through to the kitchen and dining as well as the full main bathroom. A spacious boot room finished off at the rear of the home. Downstairs, the additional living area acts as a flex space, accompanied by large bedrooms and a practical combined laundry room/bathroom. Recent updates over the past few years have rejuvenated the property, with vinyl windows, newer roof offering peace of mind, updated basement providing a modern touch, and a welcoming front deck to sit and enjoy the outdoors. Outside, a drive-through driveway not only offers convenience but leads to a finished single garage. With parking spaces for up to five vehicles, this home caters to a variety of needs – whether for a small family, retirees looking for a manageable space, Airbnb hosts seeking a charming listing, or those downsizing without compromising on quality.