



**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.