



GRASSROOTS
REALTY GROUP

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**9511 103 Avenue
Grande Prairie, Alberta**

MLS # A2281728



\$220,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	549 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Other	Zoning:	RT
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: furniture and house wares can be purchased for an additional \$5000.

Instant Airbnb potential and vacant for quick possession, this updated compact home is ideal for a first-time buyer who wants utility, flexibility, and future upside. Offering 2 bedrooms and a roomy bathroom with a custom arched tile shower, the layout is efficient and low-maintenance. Cool updates this home has had over the years include, heated tile flooring in the bathroom, granite kitchen counters, front load washer and dryer which are aprox 1 year old. The fully fenced yard features a ground-level deck and back alley access and has a fire pit. The highlight is the detached heated 14' x 33' garage (built in 2011) with natural gas heat, welder plug, and an 8' overhead door - plenty of space for your toys, tools, quad, sled, and even a full size long box crew cab truck. For an additional \$5,000, the furniture can stay so you can start Airbnb operations immediately upon possession. The RT-zoned lot allows for duplexes, triplexes, or garage suites subject to city approval, making this a solid long-term investment. Please click on the multimedia link or 3D icon to take the virtual tour!