



GRASSROOTS
REALTY GROUP

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**9409 104 Avenue
Grande Prairie, Alberta**

MLS # A2289162



\$209,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1956 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

This charming bungalow is full of potential whether you're a first time buyer or looking to start your rental portfolio. From the threshold you're invited into the bright and airy living room that connects you to the good sized kitchen/dining area with ample cabinetry and counter space. Off the kitchen is the main bath and towards the back is the laundry room, which offers more cabinets and storage for added convenience. Just past the living room is the spacious primary bedroom with closet as well as a toilet and sink that could easily be removed or be built in for an ensuite half bath. Rounding out the home is the second bedroom just off the living room. Outside enjoy the benefits of an established neighbourhood while having access to Hillside school playfield and community rink right across the street. With a pull-through driveway this lot offers tons of space for parking your vehicles, toys, and RV. The lot size is 50' x 122', with potential for redevelopment! Call your favourite Real Estate Professional to arrange a viewing today.