



**9629 107 Avenue
Grande Prairie, Alberta**

MLS # A2291149



\$215,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	674 sq.ft.	Age:	1960 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

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

Inclusions: NA

Looking for great value and the chance to own your first home or add to your investment portfolio? This property is a must-see! Conveniently situated within walking distance to downtown, it sits on a HUGE 50' x 140' landscaped lot with back alley access. Inside, you'll find a practical main living space featuring laminate flooring throughout, along with a SPACIOUS KITCHEN that offers plenty of cabinet and counter space. The home includes two bedrooms and a FULLY UPDATED bathroom complete with vinyl plank flooring, a modern vanity, and a tub/shower combo with a stylish tile surround. At the rear of the home, you'll find the laundry area with washer and dryer, as well as access to the south-facing deck overlooking the large backyard. Additional highlights include a single garage ideal for storage with a separate powered storage area, as well as an updated wood fence. If you're tired of trying to find a 2-bed 1-bath rental for you and your fur babies, stop looking, and come check out this place! Contact your preferred real estate professional TODAY!