



9725 100 Avenue
Grande Prairie, Alberta

MLS # A2299237



\$169,900

Division:	Central Business District		
Type:	Residential/House		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Opportunity knocks! This is your chance to build sweat equity and unlock the full potential of a centrally located property. Situated in the heart of Downtown, this home offers a solid layout with 2 bedrooms, 1 full bathroom, a bright living area, and kitchen on the main floor. The basement features a separate entrance, 2 additional bedrooms, a full bathroom, and excellent potential for a future suite—just add a kitchen to create additional income or multi-generational living. Outside, you’ll find a spacious yard and a single-car garage, adding to the property’s overall value and functionality. Priced to reflect the work required, this property is being SOLD AS-IS, WHERE - IS an excellent opportunity for investors, renovators, or buyers looking to add value and make it their own.