



**GRASSROOTS**  
REALTY GROUP

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9507 106ave  
Grande Prairie, Alberta

MLS # A2120355



**\$184,900**

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	642 sq.ft.	Age:	1957 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RT
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Wait until you see this great property!! Located on a quiet street in hillside just a couple minute walk from Hillside Community School, this cozy and well maintained 2 bedroom 1 bath bungalow is ready for you to call it HOME! When you drive up to this quaint property you'll be welcomed by mature trees and the cottage vibe of this home also you'll notice the good shape of the shingles , as you enter the front door you'll see the living room and the first bedroom to the right, continuing on you'll notice the lovely tiled updated bathroom to the south of the bathroom you will find the updated kitchen and then the master bedroom to the east. This home also has an updated furnace new flooring and fresh paint!! There's a nice boot room addition that is unheated at the south of the home. There's more! when you continue to the back yard you'll see how big it is, and to has back alley access!! The cherry on top is the single garage with long driveway! This one will sell fast don't hesitate to contact your favourite realtor for a showing today!