



**GRASSROOTS**  
REALTY GROUP

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9513 105 Avenue  
Grande Prairie, Alberta

MLS # A2137916



**\$212,900**

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Spacious and well-kept home available on a quiet street in Hillside. This home has been under the same ownership for over 35 years - and it shows with pride of ownership throughout. If you're looking for a solid property on a budget and enjoy character or the opportunity to personalize, this is sure to impress. Large living space on the main floor featuring 3 bedrooms, a 4 piece bathroom, living room, kitchen/dining, and plenty of storage space. The full concrete basement currently used for storage and laundry room, although with the capability to be developed awaits. The house and garage have new roofs done within the last 5 years, and the furnace has been serviced. A single-car garage in the backyard for parking and storage is a convenient touch to this home! The property is fully fenced and there is a garden plot if you would like to grow your own vegetables. This is a cute home that has been well looked after. Book your showing today.