



9217 104 Avenue
Grande Prairie, Alberta

MLS # A2141134



\$307,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1975 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome home! This house is ready for you to move in and enjoy with quick possession available! Located in a quiet corner of the hillside neighbourhood, backing onto safety city and Macklin field is this well-kept house with 20x24 detached garage. This home is bright and clean with new shingles, fresh paint and updated flooring. The main level has 3 bedrooms including the primary with two piece ensuite, a second full washroom, a functional kitchen/dining space and a huge living room. Downstairs the basement is developed with two more spacious bedrooms, another washroom, a rec area and a full second kitchen. This home would be great if you have an independent family member living with you that wants some private space, or if you want to rent out some space to a couple of roommates, or if you would like to set up the home with a full secondary suite. There is even a spot for a secondary laundry service upstairs beside the current fridge location. Outside the yard is relatively private with a walking trail behind the yard and the quiet Safety City beyond that. There is also lots of parking with room for at least four vehicles on the driveway plus space in the finished and heated 20x24 garage. For more information or to view contact your favorite real estate professional today!