



**9313 108 Avenue
Grande Prairie, Alberta**

MLS # A2156701



\$249,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	990 sq.ft.	Age:	1962 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE (2) STOVE WASHER DRYER SHED

This charming older bungalow has lots of character and great possibilities! The back yard is very attractive with a well-established garden area, mature trees & garden beds, loaded raspberry bushes and a handy shed plus storage area. The yard is fully fenced with access to the back alley. The home has been very well cared for and boasts a nice large kitchen with loads of cabinets, large front living room and 3 bedrooms up with a bathroom. The basement has a nice laundry and storage area, plus a separate storage room, a fantastic hobby room, 3 pce bath, large bedroom as well as a living room and separate kitchenette area. You may want to eventually add your own personal touches and updates, but this lovely home is move-in ready! Other bonuses are; Located on a bus route so snow removal is priority in the winter, updated energy efficient furnace, new sidewalk and curbs, and shingles are newer as well.