



**9216 107 Avenue  
Grande Prairie, Alberta**

**MLS # A2187748**



**\$320,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/a

Nestled in a quiet neighbourhood, this updated home is both charming and functional. It features 4 bedrooms, 2 full bathrooms and it has a single attached garage. The main floor has a spacious living room, dining area, kitchen, a 4-piece bathroom and 2 bedrooms. The kitchen and the bathroom have all been remodelled over the years and the main floor has laminate flooring. The basement has 2 more bedrooms (one could be used as bedroom or a tv room), and a second 4-piece bathroom with laundry. Other updates include newer shingles, newer siding, newer hot water tank, and newer appliances. The huge yard is fenced and provides plenty of mature trees for added privacy. Homes in this price range are selling quickly so book a showing today.