



GRASSROOTS
REALTY GROUP

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9309 104 Avenue
Grande Prairie, Alberta

MLS # A2188712



\$121,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	672 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Crawl Space, None

Exterior: Stucco

Foundation: Other

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RT

Utilities: -

Inclusions: N/A

This cozy bungalow in Hillside is a great way to enter the real estate market for a new Buyer or as an investment property. There have been numerous upgrades to the home through the years including windows, a furnace (control panel replaced fall 2022) electrical panel and upgrade to 100 Amp, new sewer line to City services at the street and a new clothes dryer in spring 2023. There is a tenant in place until July 2025 at \$920/month + utilities. The yard is very large and the lot is zoned RT making future development possible.