



**9232 107 Avenue
Grande Prairie, Alberta**

MLS # A2194967



\$309,500

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

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

Inclusions: fridge, stove, washer, dryer, dishwasher, existing window coverings

3-Bedroom Bungalow with Double Garage! This 3-bedroom, 1.5-bath bungalow is ready for its next owners! Enjoy a bright, south-facing living room, an updated kitchen (approx. 7 years ago), and recent upgrades including new shingles, light fixtures, hardware, and some fresh paint. The windows and doors have been updated as well for peace of mind. The basement is partially developed with an office. Outside, you will love the fenced yard beside an easement, offering extra privacy and convenience with two double gates. Plus, a double detached garage provides plenty of space for parking and storage. Don't miss this move-in-ready home with quick possession available!