



**9317 105 Avenue
Grande Prairie, Alberta**

MLS # A2197034



\$229,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	780 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Many Trees		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Full, Unfinished

Exterior: Stucco

Foundation: Perimeter Wall, Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Open Floorplan, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RT

Utilities: -

Inclusions: N/A

Are you a First Time Home Buyer or Saavy Investor? This home offers practical and efficient options for both. The property features two bedrooms, including a primary bedroom, one bathroom, a kitchen, and a living room. Throughout the home, rich laminate flooring & tile that creates a warm and inviting atmosphere, complemented by neutral-toned walls that provide a contemporary feel. The kitchen has been updated is equipped with modern stainless steel appliances, wooden cabinetry, and ample counter space, making it both functional and visually appealing. The bathroom showcases a clean, modern design with built-in storage solutions and a combination bathtub-shower unit. Large windows in the bedrooms and living areas allow for plenty of natural light, creating a bright and airy ambiance. The living room features a sleek wall-mounted entertainment unit, perfect for modern multimedia setups. Ceiling fans in some rooms provide additional comfort and air circulation. Storage solutions are thoughtfully integrated throughout the home, including built-in closets and shelving units. The property's compact size, character and efficient layout make it an ideal choice for small families, first-time homeowners, or those looking to downsize without compromising on comfort and style. Book your showing today!