

**9513 105 Avenue  
Grande Prairie, Alberta**

**MLS # A2273268**



**\$269,900**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillside                                           |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | Bungalow                                           |               |                   |
| <b>Size:</b>     | 1,056 sq.ft.                                       | <b>Age:</b>   | 1956 (69 yrs old) |
| <b>Beds:</b>     | 3                                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Detached                             |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |               |                   |

|                    |                                                         |                   |    |
|--------------------|---------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl, Vinyl Plank                                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle, Flat                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                                                   | <b>Zoning:</b>    | RT |
| <b>Foundation:</b> | Poured Concrete                                         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Open Floorplan, See Remarks, Separate Entrance, Storage |                   |    |

**Inclusions:** N/A

Quaint + Cozy + Updated + Affordable is this home to a tee. Whether you are looking to enter into home ownership with a garage , or adding another single family home to your rental portfolio this home is it. Main level has been updated with flooring, paint and kitchen and hosts open concept between the kitchen, dining and living room. Remainder of main floor is completed with three bedrooms , full bathroom, and mud room / pantry near back door / yard entrance. Basement is partially finished with some framing completed. awaiting you to finish it the way your heart desires. Back yard is fenced and south backing great for natural sun all day long, as well as has alley access. Detached single car garage is wonderful for our long winters for storage. This home is situated on a large multi family zoned lot great for future development and added value.