

**9306 103 Avenue  
Grande Prairie, Alberta****MLS # A2224281****\$200,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	791 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** None

Discover exceptional value in this cozy 2-bedroom, 1-bathroom fee simple home, ideal for first-time buyers or investors. Located in one of the city's most affordable neighborhoods for detached homes, this property offers the privacy and freedom of owning your own lot—no condo fees or shared walls. Inside, you'll find a full kitchen, a spacious mudroom/laundry area at the back entrance, and a partial basement housing the utilities. Enjoy the large front deck, perfect for relaxing, and a fenced backyard with a shed for storage or projects. This well-laid-out home delivers the lifestyle of detached living at a price rarely seen. Don't miss this opportunity to own a stand-alone property with room to grow.