

9509 104 Avenue  
Grande Prairie, Alberta

MLS # A2248353



# \$149,995

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Hillside   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 674 sq.ft.   | Age:   | 1952 (73 yrs old) |
| Beds:     | 2  | Baths: | 1                 |
| Garage:   | Double Garage Detached   |        |                   |
| Lot Size: | 0.14 Acre  |        |                   |
| Lot Feat: | Back Lane, City Lot, Fruit Trees/Shrub(s), Lawn, Rectangular Lot |        |                   |

|             |                         |            |    |
|-------------|-------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas | Water:     | -  |
| Floors:     | Laminate, Linoleum      | Sewer:     | -  |
| Roof:       | Asphalt Shingle         | Condo Fee: | -  |
| Basement:   | None                    | LLD:       | -  |
| Exterior:   | Stucco                  | Zoning:    | RT |
| Foundation: | Poured Concrete         | Utilities: | -  |
| Features:   | See Remarks             |            |    |

Inclusions: n/a

Investor Alert! Project house with a double detached garage on a big lot\*\*\*Home needs a complete renovation\*\*\*Sold as is where is, no warranties or representations\*\*\*Close to Hillside School, downtown, Cobblestone Shopping Plaza\*\*\*Garage in great shape