

**9323 102 Avenue  
Grande Prairie, Alberta**

**MLS # A2267464**



**\$259,670**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	1949 (77 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this fully developed 5-bedroom, 1-bathroom home perfectly situated on a desirable corner lot. This property offers exceptional space inside and out &mdash; ideal for families, first-time buyers, or investors looking for great value. Step inside to a bright and inviting living area that flows seamlessly into the dining space and kitchen. With five bedrooms spread across both levels, there's plenty of room for everyone &mdash; whether you need space for a growing family, home offices, or guests. Outside, enjoy a large fenced yard with tons of room to play, garden, or entertain. The spacious deck is perfect for summer barbecues, and the storage shed provides extra room for tools and toys. This home is move-in ready, located in a quiet, established neighborhood close to schools, parks, and amenities. Don't miss this opportunity to own a property that offers both comfort and functionality &mdash; inside and out.