

**9309 104 Avenue  
Grande Prairie, Alberta****MLS # A2100486****\$119,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillside                              |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | Bungalow                              |               |                   |
| <b>Size:</b>     | 672 sq.ft.                            | <b>Age:</b>   | 1955 (69 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                            |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                   |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco                  | <b>Zoning:</b>    | RT |
| <b>Foundation:</b> | Other                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks             |                   |    |

**Inclusions:** Fridge, stove, washer, dryer

This cozy bungalow in Hillside is a great way to enter the real estate market for a new Buyer or as an investment property. There have been numerous upgrades to the home through the years including windows, a furnace (control panel replaced fall 2022) electrical panel and upgrade to 100 Amp, new sewer line to City services at the street and a new clothes dryer in spring 2023. There is a tenant in place until July 2025 at \$920/month + utilities. The yard is very large and the lot is zoned RT making future development possible.