

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

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	RT
Foundation:	Other	Utilities:	-
Features:	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.