

**9814 104 Avenue
Grande Prairie, Alberta**

MLS # A2182731



\$279,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,280 sq.ft.	Age:	1957 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

AMAZING STARTER HOME WITH GREAT SQFT IN VLA CLOSE TO DOWNTOWN! This home checks all the boxes for first time buyers and investors. Home has fresh paint throughout and new vinyl flooring through most of home, very Chic! Main floor features a huge living room and dining room with very cool wood feature wall. Kitchen is bright and features breakfast nook for bistro set. 3 large bedrooms and nice sized bath on main floor. NEW ROOF!!! Basement has separate entrance, small kitchen and large bedroom, office, living room and renovated bathroom. Yard is mature, large and charming and has been recently fenced! This house is in a great location, great revenue potential, overall a great investment.