



DON'T GAMBLE WITH YOUR HOME.
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9317 106 Avenue
 Grande Prairie, Alberta

MLS # A2191378



\$229,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	1954 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Now available for early March Possession!!! This charming 1,000+ sq. ft. bungalow with detached garage is an ideal choice for first-time buyers! Featuring 2 bedrooms and 1 bathroom, this home is all on one level for easy living. The kitchen boasts oak cabinets and updated countertops, offering a warm and functional space. Step outside to a beautifully landscaped yard with a large deck, shed, rear alley access, and a cozy firepit, perfect for entertaining! A detached single-car garage provides additional storage and parking. The hot tub is included in as-is condition. Upgrades include: 100 AMP (copper wiring), furnace (approx. 2007 motherboard replaced 2023), shingles (approx. 2008), Hot Water Tank 2024, windows, electrical, and plumbing updated around 2003 Located just steps from Hillside School, this home offers both convenience and charm. Don't miss out on this fantastic opportunity!