



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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9317 105 Avenue
Grande Prairie, Alberta

MLS # A2197034



\$209,500

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	RT
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Vinyl Windows		
Inclusions:	N/A		

Are you a First Time Home Buyer or Saavy Investor? This home offers practical and efficient options for both. The property features two bedrooms, including a primary bedroom, one bathroom, a kitchen, and a living room. Throughout the home, rich laminate flooring & tile that creates a warm and inviting atmosphere, complemented by neutral-toned walls that provide a contemporary feel. The kitchen has been updated is equipped with modern stainless steel appliances, wooden cabinetry, and ample counter space, making it both functional and visually appealing. The bathroom showcases a clean, modern design with built-in storage solutions and a combination bathtub-shower unit. Large windows in the bedrooms and living areas allow for plenty of natural light, creating a bright and airy ambiance. The living room features a sleek wall-mounted entertainment unit, perfect for modern multimedia setups. Ceiling fans in some rooms provide additional comfort and air circulation. Storage solutions are thoughtfully integrated throughout the home, including built-in closets and shelving units. The property's compact size, character and efficient layout make it an ideal choice for small families, first-time homeowners, or those looking to downsize without compromising on comfort and style. Book your showing today!