

**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.