

9306 103 Avenue
Grande Prairie, Alberta

MLS # A2224281



\$200,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	791 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt

Basement: Partial, Unfinished

Exterior: Vinyl Siding

Foundation: Perimeter Wall

Features: Laminate Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: None

Discover exceptional value in this cozy 2-bedroom, 1-bathroom fee simple home, ideal for first-time buyers or investors. Located in one of the city's most affordable neighborhoods for detached homes, this property offers the privacy and freedom of owning your own lot—no condo fees or shared walls. Inside, you'll find a full kitchen, a spacious mudroom/laundry area at the back entrance, and a partial basement housing the utilities. Enjoy the large front deck, perfect for relaxing, and a fenced backyard with a shed for storage or projects. This well-laid-out home delivers the lifestyle of detached living at a price rarely seen. Don't miss this opportunity to own a stand-alone property with room to grow.