

9512 103 Avenue
Grande Prairie, Alberta

MLS # A2237596



\$142,500

Heating: Forced Air
Floors: Laminate
Roof: Asphalt Shingle
Basement: None
Exterior: Vinyl Siding
Foundation: Other
Features: See Remarks

Division: Hillside
Type: Residential/House
Style: Bungalow
Size: 839 sq.ft. **Age:** 1954 (71 yrs old)
Beds: 3 **Baths:** 1
Garage: Parking Pad
Lot Size: 0.14 Acre
Lot Feat: Many Trees

Water: -
Sewer: -
Condo Fee: -
LLD: -
Zoning: RT
Utilities: -

Inclusions: N/A

Investor alert, with the current rental market in Grande Prairie this may be the right home to put an investment in. 3 Bedrooms 1 bath with main floor laundry combination, nice size kitchen with patio door access to the massive backyard offering alley access. Over the years this property has had roof, windows and furnace replaced. It will require you to put on your tool belt to restore property to were it can be a great rental or starter home if you have the means to take on the project. This area is zoned RT which will give you another opportunity down the road to be zoned to build multi family property making for a valuable lot.