

9511 103 Avenue  
Grande Prairie, Alberta

MLS # A2281728



## \$220,000

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RT
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** furniture and house wares can be purchased for an additional \$5000.

Instant Airbnb potential and vacant for quick possession, this updated compact home is ideal for a first-time buyer who wants utility, flexibility, and future upside. Offering 2 bedrooms and a roomy bathroom with a custom arched tile shower, the layout is efficient and low-maintenance. Cool updates this home has had over the years include, heated tile flooring in the bathroom, granite kitchen counters, front load washer and dryer which are aprox 1 year old. The fully fenced yard features a ground-level deck and back alley access and has a fire pit. The highlight is the detached heated 14' x 33' garage (built in 2011) with natural gas heat, welder plug, and an 8' overhead door — plenty of space for your toys, tools, quad, sled, and even a full size long box crew cab truck. For an additional \$5,000, the furniture can stay so you can start Airbnb operations immediately upon possession. The RT-zoned lot allows for duplexes, triplexes, or garage suites subject to city approval, making this a solid long-term investment. Please click on the multimedia link or 3D icon to take the virtual tour!