

**9324 104 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2157740**



**\$209,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	1945 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in		

**Inclusions:** Storage Shed

Affordable character home located directly across from Hillside School. This house offers old-world charm and is perfect for young families or those looking for a project with equity potential; sitting on a massive, fully fenced corner lot, just step out the door and cross the street where the outdoor hockey rink and school playground awaits. Key Features of this property include recent upgrades such as new shingles (2023), newer siding, soffit/fascia, and a 1-year-old hot water tank. Enjoy the spacious yard with a large back deck, firepit area, storage shed, and a newer, sturdy privacy fence. Inside the home you will discover a flexible layout with two bedrooms, a spacious full bath, plus multiple flex rooms that could serve as additional bedrooms or creative spaces. The basement has a toilet installed in its own private booth and roughed-in plumbing completed to install a sink if you'd like. The primary bedroom walk-in closet on the second level, also features an installed sink which is a convenient addition to your morning routine! With tons of character and endless potential, this property is a rare find! Do not miss this incredible opportunity - Call your favourite REALTOR; today and see it for yourself!