

**9317 106 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2191378**



**\$229,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Treed		

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt

**Basement:** Crawl Space, None

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RT

**Utilities:** -

**Inclusions:** N/A

This charming 1,000+ sq. ft. bungalow with detached garage is an ideal choice for first-time buyers! Featuring 2 bedrooms and 1 bathroom, this home is all on one level for easy living. The kitchen boasts oak cabinets and updated countertops, offering a warm and functional space. Step outside to a beautifully landscaped yard with a large deck, shed, rear alley access, and a cozy firepit, perfect for entertaining! A detached single-car garage provides additional storage and parking. The hot tub is included in as-is condition. Upgrades include: 100 AMP (copper wiring), furnace (approx. 2007 motherboard replaced 2023), shingles (approx. 2008), Hot Water Tank 2024, windows, electrical, and plumbing updated around 2003 Located just steps from Hillside School, this home offers both convenience and charm. Don't miss out on this fantastic opportunity!