

9512 103 Avenue  
Grande Prairie, Alberta

MLS # A2237596



## \$142,500

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**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 where 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.