

**9312A 102 Avenue  
Grande Prairie, Alberta**

**MLS # A2237726**



# \$338,000

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Plug-In, Rear Drive		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Separate Entrance, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Call seller directly

Welcome to this bright and spacious fully renovated 2-storey home with an illegal suite in the basement, located in the mature Hillside neighbourhood. The main floor features a large kitchen with island and ample cabinetry, open to the dining area—perfect for entertaining. The living room is flooded with natural light from oversized windows. Upstairs offers 3 bedrooms, a full bathroom, and convenient upstairs laundry. The primary bedroom includes a walk-in closet and 3-piece ensuite. The fully finished illegal basement suite has its own separate entrance, complete with a full kitchen, living room, 1 bedroom, bathroom, and laundry—ideal for extended family. Enjoy low-maintenance landscaping and plenty of parking. Close to schools, shopping, and amenities.