

9234 104 Avenue  
Grande Prairie, Alberta

MLS # A2238753



## \$299,000

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Private, Triangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Rain Water Tank beside house for watering lawn or plants

1,083 Square foot bi level in a nice part of Hillside. Nice children's playground across the street. Private backyard with an easement behind. Large deck with storage. House has 3 bedrooms up and an ensuite off the Primary bedroom. The basement is set up so that it could be used for a home business such as a hair salon (was once used for this). It has two bathrooms in the basement, a large rec room with a fireplace and one bedroom. The laundry is in the basement. With a few updates this could be a really good family home or a good rental property.