

**9321 105 Avenue  
Grande Prairie, Alberta**

**MLS # A2279422**



# \$250,000

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, St		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Slab, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this charming raised bungalow which boasts 5 bedrooms and 2 bathrooms. The upper level offering an open floorplan with hardwood floors, two bedrooms, a living room that flows through to the kitchen and dining as well as the full main bathroom. A spacious boot room finished off at the rear of the home. Downstairs, the additional living area acts as a flex space, accompanied by large bedrooms and a practical combined laundry room/bathroom. Recent updates over the past few years have rejuvenated the property, with vinyl windows, newer roof offering peace of mind, updated basement providing a modern touch, and a welcoming front deck to sit and enjoy the outdoors. Outside, a drive-through driveway not only offers convenience but leads to a finished single garage. With parking spaces for up to five vehicles, this home caters to a variety of needs &ndash; whether for a small family, retirees looking for a manageable space, Airbnb hosts seeking a charming listing, or those downsizing without compromising on quality.