

9311 106 Avenue  
Grande Prairie, Alberta

MLS # A2281821



**\$315,000**

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** NA

Check out this fantastic investment property, featuring a fully developed non conforming basement suite that works perfectly as a mortgage helper. With both a rear alley and a front driveway parking pad, there's plenty of parking for everyone. The separate rear entrance leads to the basement suite, which offers a spacious living room and kitchen, in-suite laundry, two bedrooms, and a full bathroom. Upstairs, you'll find three bedrooms, a full bathroom, its own laundry, and an open-concept living space with an updated kitchen that truly steals the show. Rental details: Upper unit rents for \$1,900/month with utilities included (leased until January 1, 2028) Lower unit rentals for \$1750/month includes utilities and Wi-Fi (leased until January 1, 2027)