

9513 108 Avenue  
Grande Prairie, Alberta

MLS # A2147754



**\$219,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Hillside   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,767 sq.ft.   | <b>Age:</b>   | 1958 (66 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum, Vinyl                                  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Crawl Space, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed  | <b>Zoning:</b>    | RT |
| <b>Foundation:</b> | Other  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage |                   |    |

**Inclusions:** Fridgex2, Stovex2, Washerx2, Dryerx2, Shed

AFFORDABLE HOME WITH DETACHED DOUBLE CAR GARAGE! Situated on a large RT ZONED LOT, which means you can eventually build a duplex, triplex or possibly FOURPLEX! 5 BED 2 BATH HOME AND VERY VERY UNIQUE! Main level unit just got new flooring + paint consists of living room, kitchen and dining as well four bedrooms and full bathroom, as well as cold storage room and own laundry room. Upstairs consists of a separate suite with own kitchen, laundry, bedroom, bathroom and large living room. Back yard is massive with no neighbors to the west as a city easement/lot as well as shed and detached double car garage with alley access. Upgrades include shingles, furnace, hot water tank and new sewer line from house to city connection professionally done! Book your viewing today.