9317 105 Avenue
Grande Prairie, Alberta

MLS # A2197034

$209,500

Division:	Hillside
Type:	Residential/House
Style:	Bungalow

Size:	780 sq.ft.	**Age:**	1957 (68 yrs old)
Beds:	2	**Baths:**	1

Garage:	Off Street, Parking Pad
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Back Yard, City Lot, Many Trees

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Full, Unfinished	**LLD:**	-
Exterior:	Stucco	**Zoning:**	RT
Foundation:	Perimeter Wall, Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Vinyl Windows		

Inclusions:	N/A

Are you a First Time Home Buyer or Saavy Investor? This home offers practical and efficient options for both. The property features two bedrooms, including a primary bedroom, one bathroom, a kitchen, and a living room. Throughout the home, rich laminate flooring & tile that creates a warm and inviting atmosphere, complemented by neutral-toned walls that provide a contemporary feel. The kitchen has been updated is equipped with modern stainless steel appliances, wooden cabinetry, and ample counter space, making it both functional and visually appealing. The bathroom showcases a clean, modern design with built-in storage solutions and a combination bathtub-shower unit. Large windows in the bedrooms and living areas allow for plenty of natural light, creating a bright and airy ambiance. The living room features a sleek wall-mounted entertainment unit, perfect for modern multimedia setups. Ceiling fans in some rooms provide additional comfort and air circulation. Storage solutions are thoughtfully integrated throughout the home, including built-in closets and shelving units. The property's compact size, character and efficient layout make it an ideal choice for small families, first-time homeowners, or those looking to downsize without compromising on comfort and style. Book your showing today!