

**9321 108 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2261423**



**\$240,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	793 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Attached Carport, Covered, Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard		

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

**Inclusions:** Hot Tub - Not Hooked Up

Welcome to this charming, updated home on large lot in Hillside! A great starter home or investment property. Rear alley access to the detached, double car garage. On the main you have a kitchen with newer appliances, two generous sized bedrooms, large living room and a 4pc bathroom. The main floor has been painted throughout and has had new flooring installed. Heading downstairs you will find a generous sized rec room, 3pc bathroom and a laundry/utility room. Don't miss your chance to get a huge lot, charming house at a great price. Call your favourite agent today!