



**9320 107 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2175423**



**\$178,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	697 sq.ft.	<b>Age:</b>	1945 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Opportunity Awaits! Don't miss the chance to own this beautifully updated bungalow in Grande Prairie. Step inside and experience a like-new home with a completely remodeled kitchen featuring brand-new appliances, cabinetry, lighting, and flooring—creating a perfect space to make your own. The open and airy living room is filled with natural light, enhanced by new flooring throughout, offering a fresh and inviting atmosphere. This home is equipped for comfort with recent upgrades including a newer furnace, new hot water tank, and a fully renovated bathroom with new plumbing. Enjoy a spacious yard with ample parking, RV space, and a secure porch that adds convenience and peace of mind to daily life. Additional updates include new insulation in the attic, freshly installed HVAC in the crawlspace, and modernized electrical outlets and switches for maximum efficiency and safety. Ideal for first-time buyers, investors, or those seeking a fresh start, this home has it all! Book your showing today—step into a bright new future with this exceptional property!