

**9814 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2182731**



**\$279,900**

<b>Division:</b>	VLA Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1957 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

**Inclusions:** NA

AMAZING STARTER HOME WITH GREAT SQFT IN VLA CLOSE TO DOWNTOWN! This home checks all the boxes for first time buyers and investors. Home has fresh paint throughout and new vinyl flooring through most of home, very Chic! Main floor features a huge living room and dining room with very cool wood feature wall. Kitchen is bright and features breakfast nook for bistro set. 3 large bedrooms and nice sized bath on main floor. NEW ROOF!!! Basement has separate entrance, small kitchen and large bedroom, office, living room and renovated bathroom. Yard is mature, large and charming and has been recently fenced! This house is in a great location, great revenue potential, overall a great investment.