

**9232 107 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2194967**



**\$309,500**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, washer, dryer, dishwasher, existing window coverings

3-Bedroom Bungalow with Double Garage! This 3-bedroom, 1.5-bath bungalow is ready for its next owners! Enjoy a bright, south-facing living room, an updated kitchen (approx. 7 years ago), and recent upgrades including new shingles, light fixtures, hardware, and some fresh paint. The windows and doors have been updated as well for peace of mind. The basement is partially developed with an office. Outside, you will love the fenced yard beside an easement, offering extra privacy and convenience with two double gates. Plus, a double detached garage provides plenty of space for parking and storage. Don't miss this move-in-ready home with quick possession available!