

9304 106 Avenue
Grande Prairie, Alberta

MLS # A2308544



\$229,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	644 sq.ft.	Age:	1956 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	RT
Foundation:	Brick/Mortar, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Investor alert and ideal first-time buyer opportunity! This renovated and well-maintained 2 bed, 1 bath Hillside bungalow offers immediate comfort today with exciting long-term upside for the future. Perfect for first-time buyers, bachelors, downsizers, or investors, this move-in ready home sits on a large 6,100 sq ft RT-zoned lot with rear alley access — a type of property becoming increasingly difficult to find as Grande Prairie continues to grow and evolve. The smaller footprint keeps ownership affordable and manageable, while the oversized lot opens the door to excellent future flexibility. Whether a buyer wishes to expand the existing home, build a larger garage or shop, create additional parking space, or explore future redevelopment opportunities, the lot offers tremendous long-term potential subject to City approval. Inside, the home has seen extensive renovations and ongoing maintenance throughout ownership, including updated flooring, windows, interior and exterior doors, lighting, paint, and a renovated bathroom with tiled tub surround. The kitchen has also been refreshed with updated epoxy countertops and modern finishes, creating a bright and functional living space ready to enjoy. Additional updates include a newer hot water tank, adding even more value and peace of mind for the next owner. Outside, the property truly stands out with rear alley access, a detached single garage, newer concrete garage pad, gravel driveway, backyard patio space, and excellent room for RV parking, trailers, toys, or additional vehicles. Buyers looking for usable outdoor space and future flexibility will immediately recognize the value this property offers. Even better, the seller has agreed to install brand new shingles and new roof sheeting as part of the purchase, providing major added value and peace of mind for the next owner. This home comes complete with

appliances and offers a true move-in ready opportunity with possession available June 1st. Conveniently located near schools, parks, shopping, and public transportation, this affordable property offers both lifestyle and investment potential in a mature neighbourhood.