ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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9324 104 Avenue
Grande Prairie, Alberta

MLS # A2339733

$152,500

Division:	Hillside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,230 sq.ft.	**Age:**	1945 (81 yrs old)
Beds:	2	**Baths:**	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed, Vinyl Siding	**Zoning:**	RT
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Older 2 storey character home located on a huge fenced corner lot, across from parks, green space, skating rink and steps to school. You will find no shortage of room in the backyard for relaxing or entertaining off the nice size back patio. This home will require some work and renovations but can offer you some great equity for the right buyer. Main level host the nice sized kitchen with room for a smaller table, the front living room is very comfortable with lots of natural light. The laundry and large main bath is also on the main level. Upstairs you will find 2 bedrooms with loads of character. Home has a full basement that is currently been dismantled and will require a fair amount of work to make that extra living space you may need. The handy man and investor will find this home to be a property worthy of bringing back to its glory days.

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