ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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9856 104 Avenue
Grande Prairie, Alberta

MLS # A2345344

$279,500

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	1,093 sq.ft.	**Age:**	1957 (69 yrs old)
Beds:	5	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	RR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Opportunity, space, and value all come together in this affordable home! Offering 5 bedrooms and 2 bathrooms across two developed levels, this property provides plenty of flexibility for a growing household, first-time buyer, investor, or anyone looking for a home they can improve over time. The main floor features a practical layout with 3 bedrooms and a full bathroom. Downstairs, the developed basement adds 2 more bedrooms, and a full bathroom, kitchenette, and additional living space. Several significant improvements have already been completed over the years, including updated windows, shingles, siding, foundation membrane protection, and basement renovations. Outside, the large lot provides plenty of usable yard space along with potential for future development, including room to explore adding a garage. With immediate possession available, an attractive price point, and plenty of potential to continue adding value, this is a great opportunity to make a home your own while building equity along the way

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