ROBERT HART MOORE
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## 9320 106 Avenue
## Grande Prairie, Alberta

## MLS # A2346738

# $169,900

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|---|---|---|---|
| **Division:** | Hillside | | |
| **Type:** | Residential/House | | |
| **Style:** | Bungalow | | |
| **Size:** | 616 sq.ft. | **Age:** | 1957 (69 yrs old) |
| **Beds:** | 2 | **Baths:** | 1 |
| **Garage:** | Parking Pad | | |
| **Lot Size:** | 0.14 Acre | | |
| **Lot Feat:** | Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level | | |

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|---|---|---|---|
| **Heating:** | Floor Furnace, Natural Gas | **Water:** | - |
| **Floors:** | Vinyl | **Sewer:** | - |
| **Roof:** | Metal | **Condo Fee:** | - |
| **Basement:** | Partial | **LLD:** | - |
| **Exterior:** | Mixed | **Zoning:** | RT |
| **Foundation:** | Perimeter Wall | **Utilities:** | - |
| **Features:** | No Smoking Home | | |

**Inclusions:** Shed

Charming and affordable bungalow in the established Hillside neighbourhood, with the elementary school practically within eyesight! This 2-bedroom, 1-bathroom home offers 616 sq. ft. of efficient main-floor living, plus a basement area housing the laundry and mechanicals. Several important updates have already been taken care of. A tin roof was professionally installed in 2024, with additional supports added at the same time as preventative reinforcement for the added weight of the metal roofing. A few windows have been replaced, the furnace has a new motor, and the electrical panel was professionally updated by a licensed electrician in 2022. Sitting on a generous 6,100 sq. ft. lot, the property now features a newly fully fenced backyard, offering plenty of usable outdoor space, along with a large storage shed and convenient rear-alley. Whether you’re looking for an affordable first home, something to make your own, or an addition to your rental portfolio, this Hillside bungalow offers a great opportunity in a convenient location.

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