ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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9507 107 Avenue
Grande Prairie, Alberta

MLS # A2348998

$225,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	**Age:**	1954 (72 yrs old)
Beds:	3	**Baths:**	2
Garage:	Additional Parking, Double Garage Detached, Gravel Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Mixed, Stucco	**Zoning:**	RT
Foundation:	Combination	**Utilities:**	-
Features:	Open Floorplan, Soaking Tub, Tankless Hot Water		

Inclusions: N/A

Nestled within the charming community of Hillside, Grande Prairie, this delightful bungalow presents a rare opportunity to embrace comfortable living within city limits. Built to last and radiating warmth, this detached home offers 1,040 square feet of functionally designed space across a single story, creating an inviting atmosphere for families and individuals alike. Step inside to discover an open floorplan that seamlessly connects the living room, dining area, and kitchen—perfect for entertaining or simply relaxing with loved ones. Laminate flooring flows throughout, providing both durability and style, while new large windows flood the rooms with natural light. Retreat to one of three bedrooms above grade, each offering peaceful respite, or indulge in the soaker tub within the full bathroom. Down below, a partially finished basement provides additional living space, laundry facilities, and ample storage—a versatile area to customize as desired with and updated furnace & tankless hot water for efficiency. Outside, enjoy the convenience of front porch and access via back lane to your double detached garage providing secure parking for four vehicles. Situated within a city lot spanning 6,100 square feet, this property boasts lawn space and benefits from sidewalk access and proximity to schools, playground, and community amenities—all within easy reach.

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