

# **\$209,500 - 9317 105 Avenue, Grande Prairie**

MLS® #A2197034

## **\$209,500**

2 Bedroom, 1.00 Bathroom, 780 sqft

Residential on 0.14 Acres

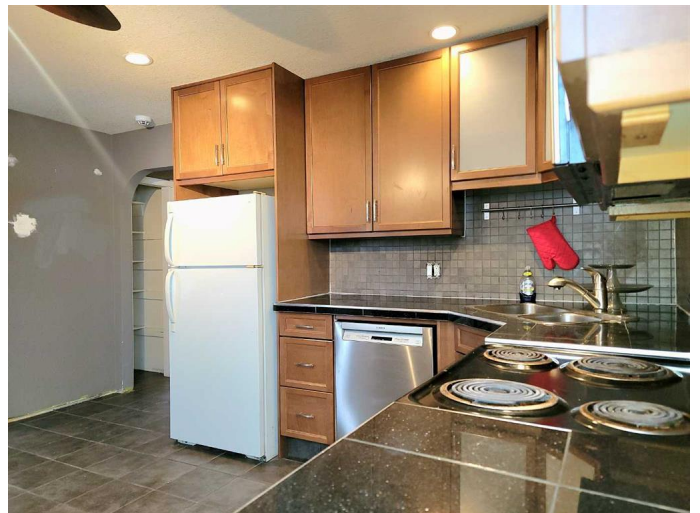
Hillside., Grande Prairie, Alberta

Are you a First Time Home Buyer or Saavy Investor? This home offers practical and efficient options for both. The property features two bedrooms, including a primary bedroom, one bathroom, a kitchen, and a living room. Throughout the home, rich laminate flooring & tile that creates a warm and inviting atmosphere, complemented by neutral-toned walls that provide a contemporary feel.

The kitchen has been updated is equipped with modern stainless steel appliances, wooden cabinetry, and ample counter space, making it both functional and visually appealing. The bathroom showcases a clean, modern design with built-in storage solutions and a combination bathtub-shower unit.

Large windows in the bedrooms and living areas allow for plenty of natural light, creating a bright and airy ambiance. The living room features a sleek wall-mounted entertainment unit, perfect for modern multimedia setups. Ceiling fans in some rooms provide additional comfort and air circulation.

Storage solutions are thoughtfully integrated throughout the home, including built-in closets and shelving units. The property's compact size, character and efficient layout make it an ideal choice for small families, first-time homeowners, or those looking to downsize without compromising on comfort and style. Book your showing today!



Built in 1957

### Essential Information

MLS® #	A2197034
Price	\$209,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9317 105 Avenue
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1G3

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Closet Organizers, Open Floorplan, Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Many Trees, City Lot

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete, Perimeter Wall

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	55
Zoning	RT

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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