

# \$195,000 - 9516 106 Ave, Grande Prairie

MLS® #A2207096

**\$195,000**

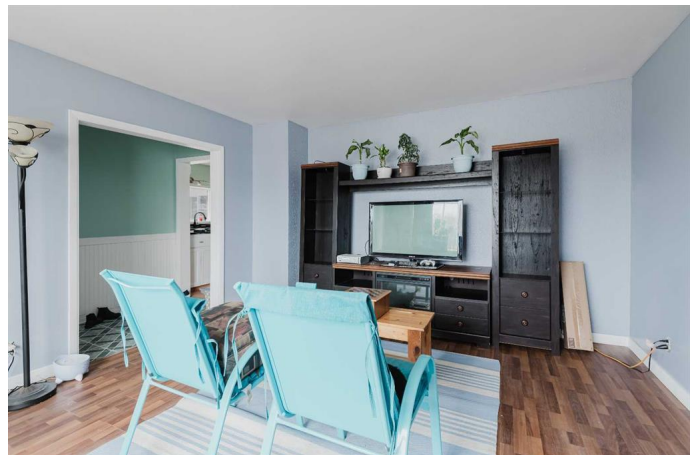
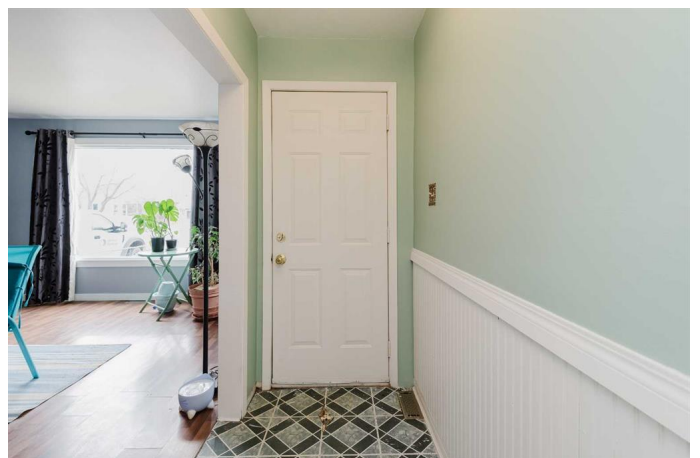
2 Bedroom, 1.00 Bathroom, 895 sqft  
Residential on 0.14 Acres

Hillside., Grande Prairie, Alberta

Ideal for first-time homebuyers or retirees, this charming property features two bedrooms and one bathroom within nearly 1,000 square feet of living space. Abundant natural light flows through numerous windows, highlighting the stone countertops and contemporary white cabinetry. Situated on a spacious lot along the parade route, the property is located on a generous 5,556-square-foot lot.

The roof shingles are just over ten years old, while the furnace and hot water tank were updated in 2022. The stainless steel refrigerator was acquired in 2023, and the washer and dryer were purchased in 2021. The inviting large living room promotes relaxation and is complemented by a delightful front deck, as well as a newly renovated expansive back deck adorned with various perennials. All the necessary improvements have been thoughtfully completed for you. The backyard showcases a well-designed garden area, featuring an array of rocks and stepping stones, along with trellises adorned with blooming flowers. Wooden garden beds are planted with two varieties of chives, dill, and potentially some tomatoes. Additionally, the garden includes strawberries, blueberries, gooseberries, raspberries, rhubarb, and Japanese sour cherry trees, providing a delightful selection of fresh fruit throughout the season.

Built in 1954



## Essential Information

MLS® #	A2207096
Price	\$195,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	895
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9516 106 Ave
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1J1

## Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

## Interior

Interior Features	Ceiling Fan(s), French Door, Granite Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, City Lot, Corner Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	11
Zoning	RT

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.