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9324 104 Avenue  
Grande Prairie, Alberta

MLS # A2215727



**\$170,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	1945 (80 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Charming and affordable character home situated right across from Hillside School—an ideal location for young families or anyone seeking a renovation project with great equity potential. Set on an expansive, fully fenced corner lot, this home offers easy access to outdoor amenities like the school playground and hockey rink just steps away. Recent upgrades include new shingles (2023), updated siding, soffits and fascia, and a hot water tank installed just couple years ago. The large backyard features a spacious deck, firepit area, storage shed, and a newer, durable privacy fence—perfect for relaxing or entertaining. Inside, you'll find a flexible floor plan with two bedrooms and a full bathroom, plus multiple additional rooms that can serve as extra bedrooms, offices, or creative spaces. The basement features a private toilet booth and roughed-in plumbing ready for a sink. Upstairs, the primary bedroom boasts a walk-in closet complete with a built-in sink—adding extra convenience to your daily routine. Packed with character and future potential, this unique property is a rare gem. Don't miss out—contact your REALTOR® today to schedule a viewing!