

9227 107 Avenue  
Grande Prairie, Alberta

MLS # A2225412



**\$299,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Washer, Dryer

Great opportunity to own a bungalow with detached double heated garage backing onto a park with no rear neighbours in the Hillside area. This home welcomes you with plenty of natural sunlight from large windows in a sunken living room. You have an added bonus space perfect for an office set up or play area. The wrap-around kitchen has white cabinets & appliances and features a brick wall while providing a cozy dining area in the centre. Your main floor hosts the primary bedroom offering a 2-piece ensuite, along with two additional bedrooms and a full bathroom. The finished basement provides extra living space with a rec room, an additional bedroom, and another full bathroom. The backyard is fully fenced, spacious and private, backing directly onto a park with no rear neighbours. You have ample parking with the long driveway and detached garage. Book your showing today!