

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

MLS® #A2197034

## \$209,500

2 Bedroom, 1.00 Bathroom, 780 sqft  
Residential on 0.14 Acres

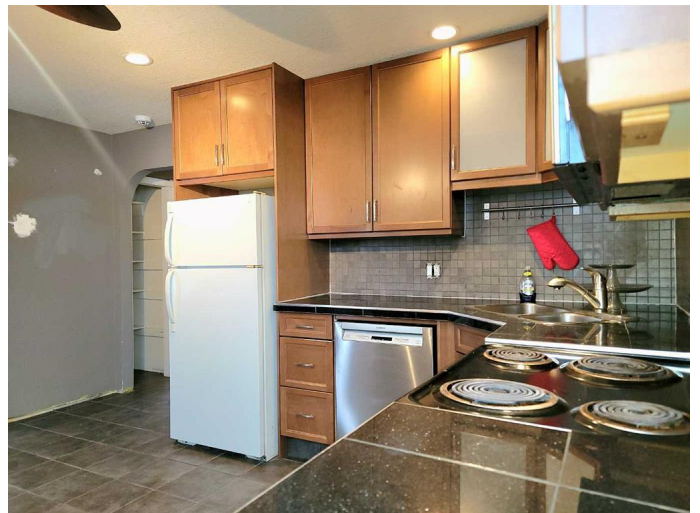
Hillside., Grande Prairie, Alberta

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	38
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.