

# \$170,000 - 9324 104 Avenue, Grande Prairie

MLS® #A2215727

**\$170,000**

2 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0.14 Acres

Hillside., Grande Prairie, Alberta

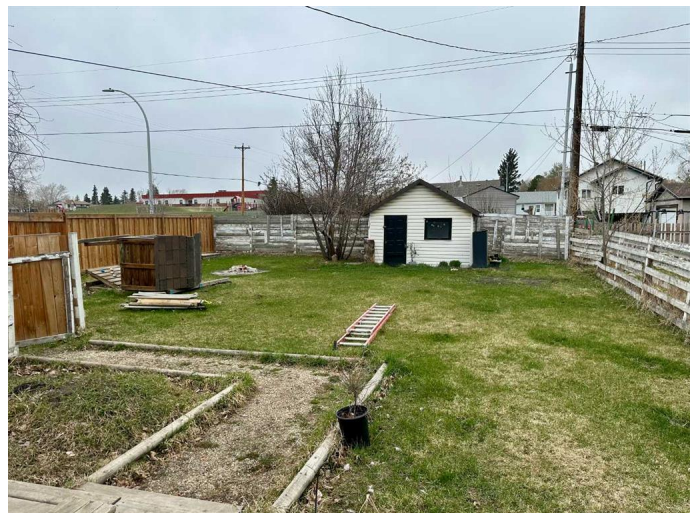
Charming and affordable character home situated right across from Hillside School—an ideal location for young families or anyone seeking a renovation project with great equity potential. Set on an expansive, fully fenced corner lot, this home offers easy access to outdoor amenities like the school playground 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!

Built in 1945



## Essential Information

MLS® #	A2215727
Price	\$170,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,230
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	9324 104 Avenue
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V1C9

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	1
Zoning	RT

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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