

**9227 107 Avenue
Grande Prairie, Alberta**

MLS # A2225412



\$299,900

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

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