

# \$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

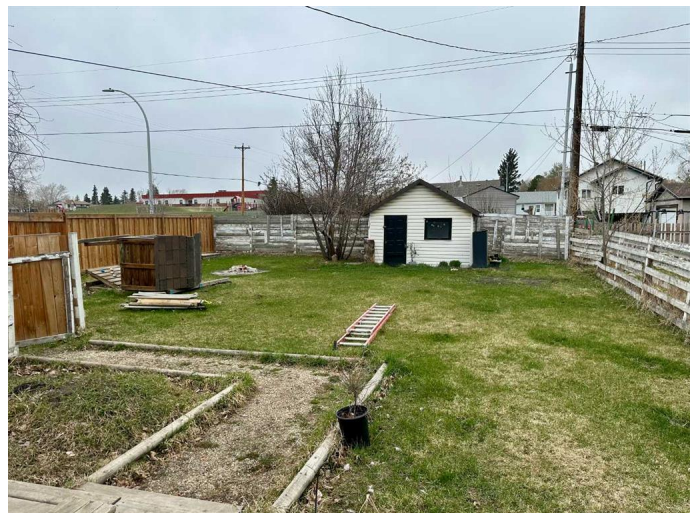
Charming and affordable character home situated right across from Hillside School—an ideal location for young families or anyone seeking a renovation project with great equity potential. Set on an expansive, fully fenced corner lot, this home offers easy access to outdoor amenities like the school playground 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 | 19               |
| Zoning         | RT               |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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