



**DJ Golden**  
**REAL ESTATE**

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**9514 105 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2215493**



**\$200,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

This great starter home has so much to offer for this price. Offers you 2 bedrooms and full 4pc bathroom. Nice sized kitchen and living to host some friends and family. Recent updates include Furnace (4 years old), Roof (4 years old), new hot water tank, and to give you a final piece of mind are they updated windows!! Single car garage gives you the space to store your toys and keep them out of the elements. Large fenced yard with rear alley access is landscaped and ready for your pets to enjoy. This property won't last, call a real estate professional today to get a chance at this Home