

**9311 106 Avenue**  
**Grande Prairie, Alberta**
**MLS # A2281821**

**\$315,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Check out this fantastic investment property, featuring a fully developed non conforming basement suite that works perfectly as a mortgage helper. With both a rear alley and a front driveway parking pad, there's plenty of parking for everyone. The separate rear entrance leads to the basement suite, which offers a spacious living room and kitchen, in-suite laundry, two bedrooms, and a full bathroom. Upstairs, you'll find three bedrooms, a full bathroom, its own laundry, and an open-concept living space with an updated kitchen that truly steals the show. Rental details: Upper unit rents for \$1,900/month with utilities included (leased until January 1, 2028) Lower unit rentals for \$1750/month includes utilities and Wi-Fi (leased until January 1, 2027)