\$195,000 - 9516 106 Ave, Grande Prairie

MLS® #A2207096

\$195,000

2 Bedroom, 1.00 Bathroom, 895 sqft Residential on 0.14 Acres

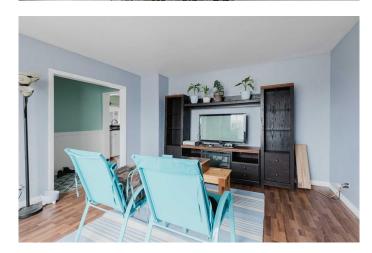
Hillside., Grande Prairie, Alberta

Ideal for first-time homebuyers or retirees, this charming property features two bedrooms and one bathroom within nearly 1,000 square feet of living space. Abundant natural light flows through numerous windows, highlighting the stone countertops and contemporary white cabinetry. Situated on a spacious lot along the parade route, the property is located on a generous 5,556-square-foot lot.

The roof shingles are just over ten years old, while the furnace and hot water tank were updated in 2022. The stainless steel refrigerator was acquired in 2023, and the washer and dryer were purchased in 2021. The inviting large living room promotes relaxation and is complemented by a delightful front deck, as well as a newly renovated expansive back deck adorned with various perennials. All the necessary improvements have been thoughtfully completed for you. The backyard showcases a well-designed garden area, featuring an array of rocks and stepping stones, along with trellises adorned with blooming flowers. Wooden garden beds are planted with two varieties of chives, dill, and potentially some tomatoes. Additionally, the garden includes strawberries, blueberries, gooseberries, raspberries, rhubarb, and Japanese sour cherry trees, providing a delightful selection of fresh fruit throughout the season.







Built in 1954

Essential Information

MLS® # A2207096 Price \$195,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 895
Acres 0.14
Year Built 1954

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 9516 106 Ave

Subdivision Hillside.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 1J1

Amenities

Parking Spaces 4

Parking Off Street, Parking Pad

Interior

Interior Features Ceiling Fan(s), French Door, Granite Counters, Vinyl Windows
Appliances Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features Garden

Lot Description Back Lane, City Lot, Corner Lot, Landscaped, Low Maintenance

Landscape, Rectangular Lot, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 1st, 2025

Days on Market 9

Zoning RT

Listing Details

Listing Office Grassroots Realty Group Ltd.

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