

# \$219,900 - 9306 103 Avenue, Grande Prairie

MLS® #A2224281

**\$219,900**

2 Bedroom, 1.00 Bathroom, 791 sqft  
Residential on 0.14 Acres

Hillside., Grande Prairie, Alberta

Discover exceptional value in this cozy 2-bedroom, 1-bathroom fee simple home, ideal for first-time buyers or investors. Located in one of the city's most affordable neighborhoods for detached homes, this property offers the privacy and freedom of owning your own lot—no condo fees or shared walls.

Inside, you'll find a full kitchen, a spacious mudroom/laundry area at the back entrance, and a partial basement housing the utilities. Enjoy the large front deck, perfect for relaxing, and a fenced backyard with a shed for storage or projects.

This well-laid-out home delivers the lifestyle of detached living at a price rarely seen. Don't miss this opportunity to own a stand-alone property with room to grow.

Built in 1972

## Essential Information

MLS® #	A2224281
Price	\$219,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	791
Acres	0.14
Year Built	1972



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9306 103 Avenue
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5Y1

### **Amenities**

Parking Spaces	4
Parking	Driveway, Parking Pad

### **Interior**

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Electric Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Perimeter Wall

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	5
Zoning	Residential

### **Listing Details**

Listing Office	Henry Adam Property Management Inc.
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