

# \$346,000 - 9315 103 Avenue, Grande Prairie

MLS® #A2238882

## \$346,000

5 Bedroom, 3.00 Bathroom, 1,110 sqft  
Residential on 0.14 Acres

Hillside., Grande Prairie, Alberta

This updated bi-level home is a fantastic opportunity for investors or anyone seeking a space with separate living areas.

Step through the door on the left to access the upper level, where you'll find a spacious living room, a functional kitchen and dining area, and three bedrooms including a primary suite with a private 2-piece ensuite. The kitchen offers ample cabinet space and is already plumbed for a gas stove if preferred. Recent updates include new vinyl plank flooring, updated tub and tile work in the bathroom, and some newer cabinetry. A side door off the living room opens to a private deck—perfect for barbecuing or enjoying summer evenings.

The right-side entrance leads to the bright lower suite, which benefits from numerous windows that let in plenty of natural light. This space includes a generously sized open-concept layout, two large bedrooms, and a full 4-piece bathroom featuring a new toilet and vinyl plank flooring. The kitchen has been refreshed with newer cabinetry and countertops, making it a welcoming and efficient space.

Additional upgrades include vinyl windows throughout and new shingles in 2016.

Whether you're looking to live in one suite and rent the other, or add a solid property to your investment portfolio, this home offers



versatility, comfort, and value. Reach out to your realtor today to book a private viewing. 3D tour available!

Built in 1976

### Essential Information

MLS® #	A2238882
Price	\$346,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,110
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9315 103 Avenue
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1B2

### Amenities

Parking Spaces	5
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Zoning	RT

## Listing Details

Listing Office	eXp Realty
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