

**9308 111 Avenue  
Grande Prairie, Alberta**

**MLS # A2046319**



**\$229,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	1972 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt

**Basement:** Finished, Full, Suite

**Exterior:** Mixed, Stucco

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** LDR

**Utilities:** -

**Inclusions:** 2 Fridges, 2 Stoves, Stacked washer and dryer upstairs, (stacked washer and dryer downstairs does not work full believe dryer works) as is where is

5 bedroom bungalow with kitchenette in basement and large yard. This property is ready for someone come in and fix it up to make it their own or continue renting out to the company in there and renovate later. Upstairs is painted a modern light grey. It has 3 bedrooms, 1 full bathroom and the kitchen is open to the living room area. Basement has an illegal suite with 2 large bedrooms, large living room area and kitchenette as well as a bathroom and some storage. Has a big back yard with some mature trees. Full house is currently rented for \$1800 per month with the tenant paying all their own utilities.