

\$130,000 - 9304 107 Avenue, Grande Prairie

MLS® #A2257036

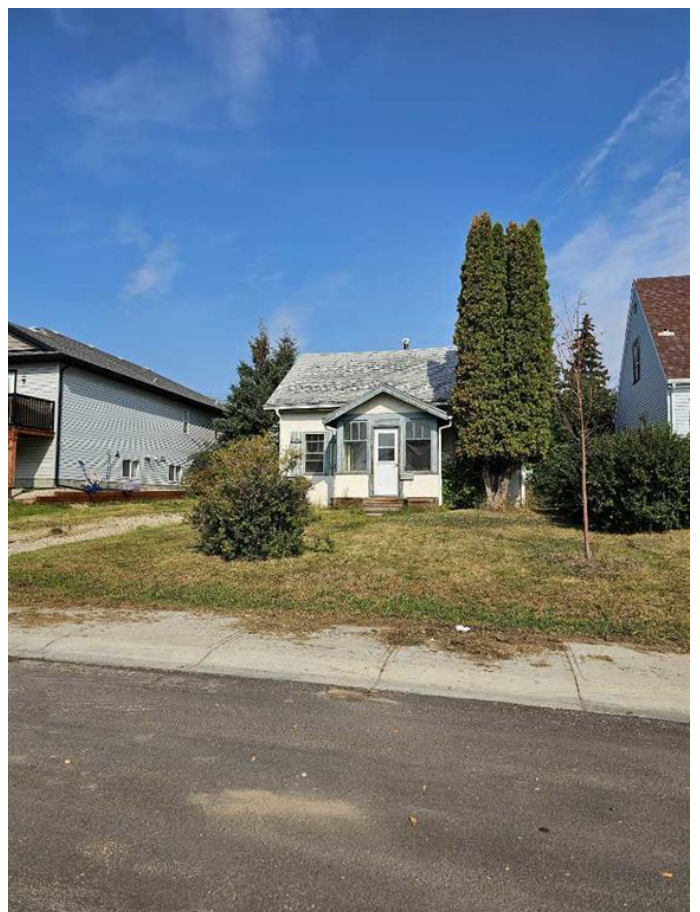
\$130,000

3 Bedroom, 1.00 Bathroom, 624 sqft

Residential on 0.14 Acres

Hillside., Grande Prairie, Alberta

Investor Alert! With near zero vacancies in Grande Prairie, this property may be the one you have been waiting for, to add to your rental portfolio. This one and half storey home offers a main floor bedroom with access to a full bath. The upstairs offers two more bedrooms. In addition, there is a porch leading to the front entrance and a side room off the kitchen that would work well as a pantry. The laundry and mechanical area are located in the undeveloped partial basement. The home's cast iron plumbing has been replaced with pec/abs type plumbing, some of the flooring has been updated to vinyl plank, the hot water tank was replaced in 2023 and the furnace around 2010. The home is located on a 50 x 120-foot lot, with rear alley access. If you are looking for an area where you can do a new build, the land is zoned RO "Residential Transition District, which allows duplexes and secondary suites, among other permitted and discretionary uses. The property is located one block east of Hillside School, a playground and outdoor skating rink. It should be noted that the home is a 1.5 storey home with the second level having a ceiling height that falls two inches below RECA's current RMS guidelines of seven feet. Therefore, the square footage of the upper level has not been included in the RMS, nor has the area of the unheated front porch and former side entrance coming off the kitchen. If these three areas had been included that would have brought the square footage more in line with the



City's assessment record of 1131 square feet.

Built in 1944

Essential Information

MLS® #	A2257036
Price	\$130,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	624
Acres	0.14
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	9304 107 Avenue
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1K6

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front See Remarks
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Frame
Foundation	Poured Concrete, Other

Additional Information

Date Listed	September 14th, 2025
Days on Market	7
Zoning	RT

Listing Details

Listing Office	Century 21 Grande Prairie Real
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