

9229 108 Avenue
Grande Prairie, Alberta

MLS # A2304096



\$324,800

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,025 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

Great opportunity for anyone searching for a multi-generational home or mortgage helper. This bungalow features plenty of natural light and many updates. The main floor has 3 bedrooms and 1 full bathroom. The basement has a separate entrance at the back, 1 bedroom, 1 full bathroom, a large living room and a kitchenette. The home also has a water softener and updates include: New flooring upstairs (living & room bathroom in 2025) • Hardwood flooring in the basement (2017) • Recently painted inside and out • Newer hwt 2017 • Shingles on the garage 2024 • Shingles on the house in 2013 • All new windows: bsmnt windows 2023 and all other windows 2013 • New front door 2025 • Added extra insulation and ventilation in the attic (2025) • upstairs bathroom fan (2025). The yard is massive (124'x56') and has more parking options than you'll ever need. The single detached garage 22'x14' is great for extra storage. Located near schools, playgrounds, walking trails, shopping and bus service. Basement photos taken prior to tenancy.