

9409 108 Avenue
Grande Prairie, Alberta

MLS # A2348620



\$385,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	1968 (58 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Heated Garage, RV Access/Parking, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: N/A

Located in Hillside close to schools, shopping, and walking trails, this bungalow offers six bedrooms, 2.5 bathrooms, and space for the whole household. Three bedrooms are on the main floor, while the basement has three additional bedrooms, a spacious family room, and a cold room for storing your garden harvest. The kitchen features custom cabinetry with soft close hardware, plus a large barn door pantry in the hallway. Central air conditioning adds summer comfort, and the furnace, dishwasher, and washer have all been replaced within the past year. Outside, enjoy a fully fenced, south facing backyard with no rear neighbours, a two level patio, raised garden beds, and established apple, crabapple, cherry, and plum trees, along with raspberries, strawberries, and haskap berries. A double driveway, RV parking, single detached heated garage, and large storage shed provide plenty of parking and storage. Schedule your showing today and see all this Hillside home has to offer.