



GRASSROOTS
REALTY GROUP

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9613 108 Avenue
Grande Prairie, Alberta

MLS # A2214214



\$344,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Welcome to this rarely available, extensively upgraded bungalow — the perfect blend of comfort, style, and value. Centrally located, this home offers modern living at a modest price point, with room to build your dream garage. Step inside to a bright, welcoming entryway framed by a large window that fills the living space with natural light. A gas fireplace with a custom stone feature wall creates a cozy focal point — ideal for relaxing evenings or hosting guests. The fully renovated kitchen is a standout, boasting new cabinetry, countertops, tile backsplash, flooring, and stainless steel appliances. Both the main and lower-level bathrooms have been beautifully modernized with tiled showers, updated vanities, and stylish finishes throughout. Upstairs, you'll find three freshly painted bedrooms, including a spacious primary retreat. The professionally finished basement adds two more bedrooms, a storage room, and a well-appointed laundry/mechanical area — providing flexibility for family living, guests, or a home office. Enjoy peace and privacy in your incredible south-facing backyard oasis: ?? Mature trees and beautiful landscaping ?? Sturdy wood fencing for added seclusion ?? Large concrete patio — perfect for summer entertaining ?? Fire pit, massive shed, and plenty of room for kids or pets to play Mechanical upgrades include: ? High-efficiency furnace ? Hot water on demand ? Newer shingles This home is move-in ready and packed with value — you truly have to see it to appreciate the quality and care throughout. ?? Contact your favorite REALTOR® today to book a private showing!