



9229 108 Avenue  
Grande Prairie, Alberta

MLS # A2304096



**\$324,800**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.