



9636 108 Avenue
Grande Prairie, Alberta

MLS # A2314237



\$314,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Low Density Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Greenhouse, window blinds

Fantastic opportunity for investors or first-time buyers! This well-maintained bungalow offers numerous updates including newer flooring, paint, updated appliances, and a functional layout with plenty of potential. The oversized yard is a standout feature with garden boxes, a greenhouse, mature trees, and plenty of space to enjoy outdoor living. The detached garage offers convenient drive-thru access plus year-round alley access for added practicality. Located close to amenities, schools, and shopping, this property combines value, functionality, and future potential. Currently tenant occupied with lease in place until August 31, 2026, making this an excellent turnkey investment opportunity. Tenant willing to stay.