



GRASSROOTS
REALTY GROUP

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9224 107 Avenue
Grande Prairie, Alberta

MLS # A2326692



\$339,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,283 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Greenbelt, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Separate Entrance, Storage, Tankless Hot Water		

Inclusions: N/A

A charming bi-level home perfectly blending comfort, style, and affordability. Boasting 4 bedrooms and 3 bathrooms, this delightful residence has benefitted from numerous updates over the years, making it an ideal option for families, or first-time buyers. Set on a generously sized, fully fenced lot, the property enjoys extra privacy thanks to an easement behind, while a grand mature tree provides shade and a tranquil outlook. Pet lovers will appreciate the graveled dog run at the side of the home. A ground level deck with gas BBQ and a storage shed complete the backyard vibe. Inside, walk through the spacious entry with open bench to unload. Up the stairs the inviting living room features a big bright bay window and a cozy wood-burning fireplace—perfect for relaxing evenings in. Through the dining area into the kitchen offering updated cabinets and countertop, a buffet/coffee bar area, stylish tiled backsplash, and sleek stainless steel appliances. Down the hallway you'll find a closet that doubles as a pantry plus an additional linen closet. The master bedroom boasts a handy half bath, complemented by two further bedrooms and the main bathroom. Downstairs offers a spacious family room, fourth bedroom, a partially completed bathroom, laundry, cold storage, plus another room ready for your finishing touches—ideal for a fifth bedroom, flex space or home office. You'll also have a second entryway at the rear that leads back upstairs or to the backyard. Notable recent updates include shingles (2019), a high-efficiency furnace (2020), all new water lines(2024) as well as a new hot water on demand system(2025). With no carpet anywhere in the house, cleaning is a breeze and allergies are kept at bay. Situated on a peaceful street close to schools, parks, shopping, and amenities, this chic and affordable home truly ticks all the boxes.

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