



GRASSROOTS
REALTY GROUP

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9626 108 Avenue
Grande Prairie, Alberta

MLS # A2334513



\$350,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: fridge, stove, washer, dryer, dishwasher, microwave rangehood

Bright, updated, and move-in ready! This 4-bedroom, 2-bathroom bungalow offers a fantastic combination of comfort, functionality, and value. Step inside to a sunny, south-facing living room filled with natural light. The updated galley-style kitchen features updated cabinets, bamboo countertops, stainless steel appliances, and a dining area with patio doors leading to a covered deck overlooking the backyard. The main floor offers three comfortable bedrooms and a full 4-piece bathroom, while the finished basement expands your living space with a large family room, an additional bathroom, and a fourth bedroom (window may not meet current egress requirements), making it ideal for guests, teens, or a home office. You'll appreciate the many important updates, including garage shingles (2026), house shingles (approximately 2020), an updated electrical panel (approximately 2023), and an updated furnace. Outside, the double detached garage, fenced yard, covered deck, and convenient back alley access complete this package. Whether you're searching for your first home, a place to grow your family, or an investment opportunity, this bungalow checks all the boxes!