



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9301 108 Avenue
Grande Prairie, Alberta

MLS # A2335222



\$249,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	765 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Metal

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RT

Utilities: -

Inclusions: n/a

Immediate possession available! This beautifully renovated bungalow offers 3 bedrooms, 2 full bathrooms, and a single detached garage. The main floor has been completely updated with new drywall, paint, flooring, a refreshed kitchen with a new sink, and a brand-new 4-piece bathroom. The partially finished basement features a spacious family room, a third bedroom, and a new 3-piece bathroom, providing plenty of additional living space. Step outside to enjoy the east facing deck perfect for your morning coffee. The long single car garage includes a dedicated workshop area, ideal for projects or extra storage. The generous lot also offers room for RV parking. Move-in ready and available for immediate possession!