

9405 108 Avenue  
Grande Prairie, Alberta

MLS # A2272179



**\$312,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** WINDOW COVERINGS, GDO

Here is an amazing opportunity, no neighbours behind, large yard with RV parking, carport and large double garage, there is a furnace in garage too. This property backs onto Hillside School, watch children go to school! Shingles on house and garage were replaced about 2006. Hot water heater replaced about 2 years ago, new sump pump Aug 2025. This home has mostly new flooring up and down, vinyl plank and carpet, kitchen/dining area are very functional and have new paint as well as the rest of the home freshly painted. Living area is large, there are 3 bedrooms upstairs and a 4 piece bathroom. The basement has the laundry/utility room, storage room, large family room and a bedroom that needs an egress window installed if buyer wants to update the window.. All windows upstairs have been replaced. Call a realtor today to have a look!!