



**GRASSROOTS**  
REALTY GROUP

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9613 108 Avenue  
Grande Prairie, Alberta

MLS # A2214214



**\$344,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Welcome to this rarely available, extensively upgraded bungalow &mdash; the perfect blend of comfort, style, and value. Centrally located, this home offers modern living at a modest price point, with room to build your dream garage. Step inside to a bright, welcoming entryway framed by a large window that fills the living space with natural light. A gas fireplace with a custom stone feature wall creates a cozy focal point &mdash; ideal for relaxing evenings or hosting guests. The fully renovated kitchen is a standout, boasting new cabinetry, countertops, tile backsplash, flooring, and stainless steel appliances. Both the main and lower-level bathrooms have been beautifully modernized with tiled showers, updated vanities, and stylish finishes throughout. Upstairs, you'll find three freshly painted bedrooms, including a spacious primary retreat. The professionally finished basement adds two more bedrooms, a storage room, and a well-appointed laundry/mechanical area &mdash; providing flexibility for family living, guests, or a home office. Enjoy peace and privacy in your incredible south-facing backyard oasis: ?? Mature trees and beautiful landscaping ?? Sturdy wood fencing for added seclusion ?? Large concrete patio &mdash; perfect for summer entertaining ?? Fire pit, massive shed, and plenty of room for kids or pets to play Mechanical upgrades include: ? High-efficiency furnace ? Hot water on demand ? Newer shingles This home is move-in ready and packed with value &mdash; you truly have to see it to appreciate the quality and care throughout. ?? Contact your favorite REALTOR&reg; today to book a private showing!