



9213 108 Avenue
Grande Prairie, Alberta

MLS # A2237541



\$299,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	983 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Concrete Driveway, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: fridge x2

UPDATED BUNGALOW | 5 BEDROOMS | 2 FULL BATHS | IN-LAW SUITE SETUP | SEPARATE REAR ENTRANCE | NEW SHINGLES (2023) | NEW HOT WATER TANK (2025) | WINDOWS & FENCE (2020) | ENTERTAINER'S BACKYARD | RV PARKING | QUICK POSSESSION | TOP SIDE OF HILLSIDE Welcome to 9213 108 Avenue, located on the top side of Hillside intersecting with 92 Street—a quiet, desirable area in one of Grande Prairie's most established neighborhood. This fully developed bungalow has seen meaningful upgrades and offers excellent flexibility for families, multi-generational living, or investors. Inside, the main floor features a spacious living room (nearly 20 ft long), a bright dining area, and a functional kitchen with all new windows installed in 2020, flooding the home with natural light. Three comfortable bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement, accessible through a separate rear entrance, is currently used as an in-law suite and includes two more bedrooms, another full bathroom, a large rec room, full laundry, a server-style kitchenette, and its own dining/lounge space. This setup provides great future suite potential (subject to city approval). The backyard feels like your own private playground—perfectly set up for entertaining, relaxing, or letting kids and pets play. The solid wood fence with gate access from the front driveway was installed in 2020 and offers both security and convenience. RV parking and alley access add even more value. Recent and notable updates include: - New shingles (2023) - New hot water tank (2025) - Main floor windows & fence (2020) - Separate entrance & in-law suite use - Fully developed basement with kitchenette - Entertainer's backyard with mature trees - RV parking + alley access - Located in a premium spot in Hillside - Quick

possession available This home blends comfort, updates, and location—an ideal fit for a range of buyers. Don't miss your opportunity to own this versatile property in a fantastic neighborhood!