



GRASSROOTS
REALTY GROUP

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**9224 108 Avenue
Grande Prairie, Alberta**

MLS # A2243542



\$249,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry		

Inclusions: Shed (ALL APPLIANCES AS IS WHERE IS)

Welcome to a wildly affordable hidden gem that's showing off with a fully developed basement and a price tag under \$250,000. Practically unheard of in today's market and begging for someone to snatch it up. This charming home clearly drank its milk because it's rocking some seriously great bones and tons of potential. Upstairs has almost all newer windows aside from the big front one that's standing strong like a proud original. The wall between the living room and kitchen has been opened up, giving the space a bright, airy feel where conversations and snacks can flow freely. The living room itself is surprisingly spacious, perfect for oversized furniture, energetic toddlers, or aggressive game nights. On the other side, you'll find an L-shaped kitchen and dining area that includes a handy pantry right next to the stove and a cheerful window over the sink that frames your private backyard like a living postcard. There are three bedrooms on the main floor, including a primary bedroom that flaunts rich hardwood flooring, giving off warm and cozy vibes. The back door also leads to the basement, which is perfect for anyone wanting to add a mortgage helper or keep their space separate from a couple roommates. The fully finished basement is a unicorn at this price point and includes two generous bedrooms, a full bathroom, a laundry room that doesn't feel like an afterthought, and a huge rec area. The high-efficiency furnace is relatively new, and the basement windows are a decent size for a home of this vintage, letting in more light than you'd expect. Out back, the yard is wrapped in classic metal chain-link fencing that's built to last through kids, pets, and flying frisbees, while privacy shrubs line the edges to keep your backyard life your business. Share this listing with all your friends, your cousin, your coworker

who's “thinking about buying” or anyone else looking for an awesome deal in a solid home. This one's ready to be loved!