



**GRASSROOTS**  
REALTY GROUP

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9409 108 Avenue  
Grande Prairie, Alberta

MLS # A2257867



**\$355,000**

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,217 sq.ft.	Age:	1968 (57 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Heated Garage, RV Access/Parking, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

**Inclusions:** Call Seller Directly

Click brochure link for more details. Solid six-bedroom house with 2  $\frac{1}{2}$  bathrooms. Central air ensures a comfortable environment during The hot days. This home has had the kitchen cabinets replaced with custom soft-closing hardware. There is also a large barn door pantry in the hallway. Downstairs has been renovated in 2025 and features A large living room as well as three bedrooms. Double driveway with a detached single vehicle garage with natural gas heater with a huge storage shed on a fully fenced yard. New front and rear doors as well as a lovely two-level patio in 2025 This yard has cherry, crab-apple, plum, and regular apple trees, as well as a raised garden area for your vegetables. Raspberry, strawberry, and Huskap fruit are something to pick all summer.