



GRASSROOTS
REALTY GROUP

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9622 108 Avenue
Grande Prairie, Alberta

MLS # A2270901



\$260,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s)		

Inclusions: stove, refrigerator, dryer

Discover the incredible value packed into this comfortable and cozy four-bedroom, two-bathroom home, ideal for a growing family. This is a property where functionality meets affordability—a truly unbeatable deal. Step inside to find lovely hardwood flooring that flows throughout the upper level, giving the home a beautiful, enhanced feel. Lots of natural light brightens up the entire home, creating a warm and welcoming atmosphere from day one. The lower level offers an expansion of living possibilities, featuring a convenient laundry area, a full bathroom, and a spacious family room. It also includes an additional bedroom, a versatile flex room—perfect for a dedicated home office or a vibrant playroom—plus ample storage solutions to keep everything organized. Crucial updates give you peace of mind: The home features newer shingles, updated 100-amp electrical service, and modern high-efficiency furnace. Outside, the lot features mature trees, fenced backyard and a single garage for your vehicle. Enjoy a great location that puts you within easy reach of schools, playgrounds, community gardens and more. Quick possession is possible! Contact a REALTOR® today for more info or to view.