



GRASSROOTS
REALTY GROUP

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**9405 108 Avenue
Grande Prairie, Alberta**

MLS # A2272179



\$295,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Front Yard, Landscaped, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: WINDOW COVERINGS,

Here is an amazing opportunity, no neighbours behind, large yard with RV parking, carport and large double garage, there is a furnace in garage too. This property backs onto Hillside School, watch children go to school! Shingles on house and garage were replaced about 2006. Hot water heater replaced about 2 years ago, new sump pump Aug 2025. This home has mostly new flooring up and down, vinyl plank and carpet, kitchen/dining area are very functional and have new paint as well as the rest of the home freshly painted. Living area is large, there are 3 bedrooms upstairs and a 4 piece bathroom. The basement has the laundry/utility room, storage room, large family room and a bedroom that needs an egress window installed if buyer wants to update the window.. All windows upstairs have been replaced. Call a realtor today to have a look!!