

1-833-477-6687 aloha@grassrootsrealty.ca

## 9405 108 Avenue Grande Prairie, Alberta

MLS # A2272179



\$324,900

Division: Hillside  Type: Residential/House  Style: Bungalow  Size: 1,005 sq.ft. Age: 1966 (59 yrs old)  Beds: 4 Baths: 1  Garage: Double Garage Detached  Lot Size: 0.11 Acre  Lot Feat: Front Yard, Landscaped, No Neighbours Behind, See Rema							
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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, GDO

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. Call a realtor today to have a look!!