



**9609 107 Avenue  
Grande Prairie, Alberta**

**MLS # A2289718**



**\$299,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Tankless Hot Water		

**Inclusions:** Shed, Playhouse

Welcome to a home that instantly feels warm and welcoming. Built in 1957, this charming property blends classic character with thoughtful modern updates, creating a space that feels both cozy and practical for everyday living. Tucked away on a quiet street, it offers 4 bedrooms and 2 full bathrooms &mdash; ideal for families, guests, or anyone wanting a little extra room to spread out. Over the years, many of the important upgrades have already been taken care of, an air conditioning unit, furnace and hot water on demand and a brand new roof last year. The partially finished basement has an in law suite that provides flexible space for extended family, visitors, a teenager retreat, or even a private home office. The exterior is just as appealing as the inside. Stamped concrete adds a polished look and easy maintenance, while the curb appeal gives the home a cheerful, inviting presence from the moment you arrive. The backyard is full of charm, featuring an adorable playhouse ready for imagination and a handy storage shed for tools, bikes, and seasonal items. Move-in ready and full of personality, this is the kind of home that feels loved the moment you walk through the door &mdash; a perfect place to settle in and make your own memories.