



9635 108 Avenue
Grande Prairie, Alberta

MLS # A2177888



\$267,900

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|------------------|--|---------------|-------------------|
| Division: | Hillside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 972 sq.ft. | Age: | 1962 (62 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Concrete Driveway, Driveway, Parking Pad | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Lane, City Lot | | |

| | | | |
|--------------------|----------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Metal Siding , Stucco | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: Fridge, Stove, Washer Dryer and shed X2

****One-Owner Bungalow in Grande Prairie, Alberta – Perfect for Families and Investors!**** Discover this meticulously maintained one-owner bungalow, located in the desirable community of Grande Prairie. This charming home features 4 generous bedrooms and 2 full bathrooms, making it ideal for families or individuals looking for extra space. ****Key Features:**** - **** Move in and Function ****: This bungalow has been lovingly cared for, needing very little to make anyone person happy to own it. - ****Bright and Inviting****: The main floor boasts newer dual-pane windows, providing abundant natural light while enhancing energy efficiency. - ****Fully Developed****: Both the main floor and basement have been thoughtfully developed, offering versatile living spaces that can be tailored to your needs. - ****Investment Potential****: The lower level presents a fantastic opportunity for creating a rental suite. With its separate entrance and spacious layout, it’s perfect for generating additional income or accommodating extended family. - ****Functional Layout****: The open-concept design allows for seamless flow between living, dining, and kitchen areas, making it perfect for entertaining and family gatherings. - ****Outdoor Enjoyment****: The property features a lovely yard, ideal for outdoor activities, gardening, or simply relaxing in the fresh air. Situated in a friendly neighborhood, this bungalow offers close proximity to local amenities, schools, parks, and recreational facilities. Whether you’re looking for a family home or an investment opportunity, this property ticks all the boxes! Don’t miss out on the chance to own this exceptional home. Contact us today to schedule a viewing and explore the endless possibilities this bungalow has to offer!