

# \$349,900 - 9613 108 Avenue, Grande Prairie

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MLS® #A2214214

**\$349,900**

5 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.20 Acres

Hillside., Grande Prairie, Alberta

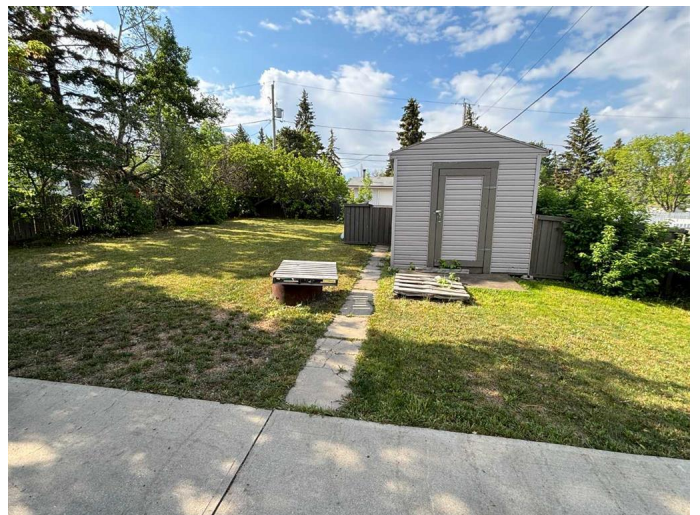
Welcome to a trendy bungalow with A/C. Perfect timing for the coming summer months. This home is on an enormous lot with a generous back yard c/w additional rear parking via back alley & room to build a garage! The front entrance is welcoming with a large window letting in natural light and a gas fireplace is accented by a stone wall. The kitchen has been redone, including cabinets, countertops, backsplash, flooring & stainless-steel appliances. Improvements have also been applied to the upstairs bathroom. Three bedrooms are on the main level including the primary bedroom that all have been freshly painted. The basement is professionally finished with a modern bathroom, 2 additional bedrooms, storage room & laundry/mechanical area. Newer mechanical upgrades also include; shingles, high efficiency furnace, hot water on demand and air conditioning. The backyard is humongous, cement patio, south facing, sturdy wood fence, giant shed, incredibly private with trees & landscaping. This home is worth a view to appreciate all the improvements. Call your favourite realtor for a showing.

Built in 1962

## Essential Information

MLS® #                   A2214214

Price                     \$349,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.20
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9613 108 Avenue
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V1N2

### Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	11
Zoning	RS

### **Listing Details**

Listing Office	eXp Realty
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