



9405 108 Avenue  
Grande Prairie, Alberta

MLS # A2272179



**\$295,000**

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

|                    |                                              |                   |    |
|--------------------|----------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                         | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                   | <b>Zoning:</b>    | RT |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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!!