



**9635 108 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2177888**



**\$279,900**

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

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

**Inclusions:** Fridge, Stove, Washer Dryer and shed X2

**\*\*One-Owner Bungalow in Grande Prairie, Alberta &ndash; 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&rsquo;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&rsquo;re looking for a family home or an investment opportunity, this property ticks all the boxes! Don&rsquo;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!