



9635 108 Avenue
Grande Prairie, Alberta

MLS # A2177888



\$267,900

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!