

9613 108 Avenue
Grande Prairie, Alberta
MLS # A2214214

\$349,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Welcome to a trendy bungalow centrally located. 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, and hot water on demand. The backyard is humongous, cement patio, south facing, sturdy wood fence, fire pit, 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.