

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

---

MLS® #A2214214

**\$349,900**

5 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.20 Acres

Hillside., Grande Prairie, Alberta

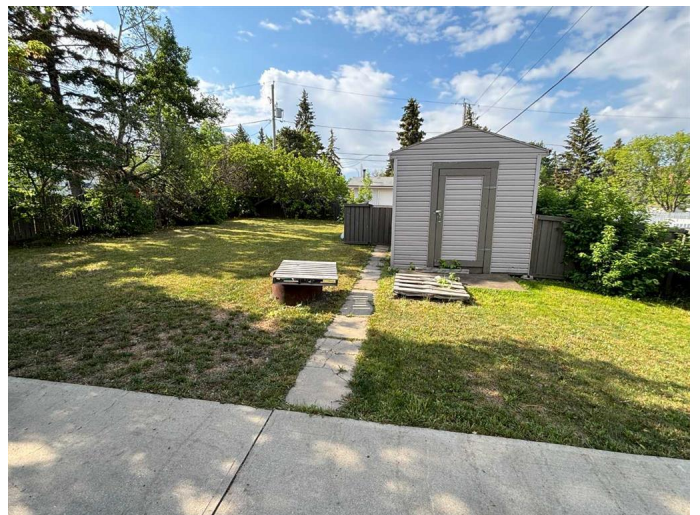
Welcome to a trendy bungalow with A/C. Perfect timing for the coming summer months. This home is on an enormous lot with a generous back yard c/w additional rear parking via back alley & room to build a garage! The front entrance is welcoming with a large window letting in natural light and a gas fireplace 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 | 7               |
| Zoning         | RS              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.