

**9635 108 Avenue
Grande Prairie, Alberta**

MLS # A2196233



\$260,000

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-71-6-W6
Exterior:	Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Suspended Ceiling		

Inclusions: Curtains & rods, floating shelves, cabinet in laundry room, 2 sheds, all garden paraphernalia (barrels, wagon wheels, birdhouses, benches, porch swing)

This 960 sq. ft. bungalow is a fantastic opportunity for first-time buyers or investors looking for a SOLID HOME on a HUGE LOT! The main floor offers 3 bedrooms, a full 4-piece bath, and a spacious, bright living room with lots of windows for natural light. The kitchen is compact but functional, maintaining the home's cozy charm. The fully finished basement adds valuable extra living space, featuring a 4th bedroom, a 3-piece bath with a shower, spacious family room, utility/laundry room and a versatile flex room that can be used for storage, hobbies, or an office. T-Bar ceiling provides easy access to the home's systems. The true standout feature of this property is the massive, beautifully landscaped yard. A private retreat, it boasts mature trees, lush flower gardens filled with perennials and 2 sheds for extra storage. Be sure to take a look at the summer photos to fully appreciate the yard when everything is in full bloom! An extra-long concrete driveway provides room for an RV or future garage! With both south and west alleys, the lot offers easy access and additional privacy. NOTABLE ITEMS include: New shingles and eaves (5 yrs), all new main floor windows, and new washer/dryer. Centrally located near several schools and all essential amenities, this home is in a great location with easy access to everything you need. With IMMEDIATE POSSESSION available, this home is ready for its next owner. Schedule your viewing today!