



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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**9405 108 Avenue
Grande Prairie, Alberta**

MLS # A2272179



\$295,000

Division: Hillside

Type: Residential/House

Style: Bungalow

Size: 1,015 sq.ft. **Age:** 1966 (60 yrs old)

Beds: 4 **Baths:** 1

Garage: Double Garage Detached

Lot Size: 0.16 Acre

Lot Feat: Front Yard, Landscaped, No Neighbours Behind, See Remarks

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: RT

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, See Remarks

Inclusions: WINDOW COVERINGS,

Here is an amazing opportunity, no neighbours behind, large yard with RV parking, carport and large double garage, there is a furnace in garage too. This property backs onto Hillside School, watch children go to school! Shingles on house and garage were replaced about 2006. Hot water heater replaced about 2 years ago, new sump pump Aug 2025. This home has mostly new flooring up and down, vinyl plank and carpet, kitchen/dining area are very functional and have new paint as well as the rest of the home freshly painted. Living area is large, there are 3 bedrooms upstairs and a 4 piece bathroom. The basement has the laundry/utility room, storage room, large family room and a bedroom that needs an egress window installed if buyer wants to update the window.. All windows upstairs have been replaced. Call a realtor today to have a look!!