

**9612 107 Avenue
Grande Prairie, Alberta**

MLS # A2281239



\$334,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	935 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this wonderfully located home just steps from QEII Hospital, offering exceptional privacy and a massive backyard. From the moment you step inside, you'll appreciate the abundance of natural light and the thoughtfully renovated open-concept design. The spacious kitchen features cabinetry updated in the 2000s and is complemented by new flooring, paint, and baseboards throughout. An eat-up island wraps the space beautifully, making it ideal for entertaining or enjoying everyday convenience in the heart of the home. Upstairs, you'll find two generously sized bedrooms and a shared bathroom. The lower level offers a separate entrance with suite potential, two additional bedrooms, a large bathroom, and a spacious recreation area—perfect for extended family, guests, or future rental opportunities. Major upgrades include a high-efficiency furnace installed in recent years, shingles replaced approximately three years ago, and copper wiring throughout the home. Step outside to enjoy a 75% completed covered three-season room, along with direct access to the single-car garage, providing the perfect space for parking, wrenching, or woodworking. The large, fully fenced backyard backs onto an easement and includes a newer shed and greenhouse. Nature lovers will appreciate the mature trees, including apple and cherry trees, creating a peaceful and private outdoor setting. This is a charming home that is priced to sell. Book your showing today!