

**9612 107 Avenue  
Grande Prairie, Alberta**

**MLS # A2281239**



**\$334,900**

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

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