

# \$339,900 - 9613 108 Avenue, Grande Prairie

MLS® #A2214214

**\$339,900**

5 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.20 Acres

Mountview., Grande Prairie, Alberta

Welcome to this rarely available, extensively upgraded bungalow – the perfect blend of comfort, style, and value. Centrally located, this home offers modern living at a modest price point, with room to build your dream garage.

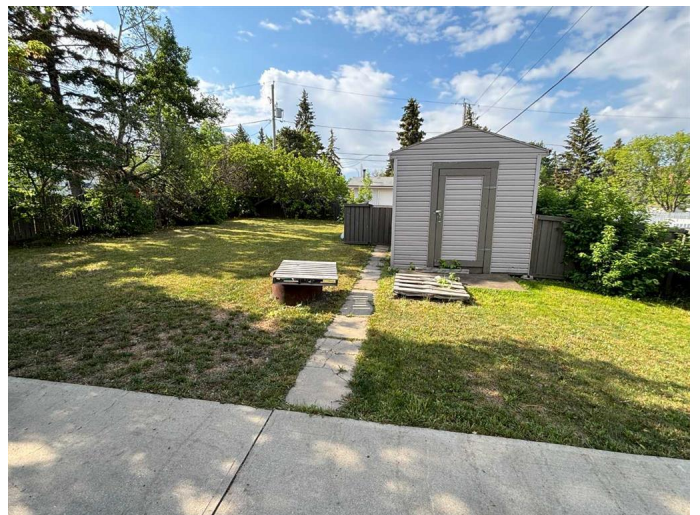
Step inside to a bright, welcoming entryway framed by a large window that fills the living space with natural light. A gas fireplace with a custom stone feature wall creates a cozy focal point – ideal for relaxing evenings or hosting guests.

The fully renovated kitchen is a standout, boasting new cabinetry, countertops, tile backsplash, flooring, and stainless steel appliances. Both the main and lower-level bathrooms have been beautifully modernized with tiled showers, updated vanities, and stylish finishes throughout.

Upstairs, you™ll find three freshly painted bedrooms, including a spacious primary retreat. The professionally finished basement adds two more bedrooms, a storage room, and a well-appointed laundry/mechanical area – providing flexibility for family living, guests, or a home office.

Enjoy peace and privacy in your incredible south-facing backyard oasis:

- ?? Mature trees and beautiful landscaping
- ?? Sturdy wood fencing for added seclusion
- ?? Large concrete patio – perfect for summer entertaining
- ?? Fire pit, massive shed, and plenty of room for kids or pets to play



Mechanical upgrades include:

- ? High-efficiency furnace
- ? Hot water on demand
- ? Newer shingles

This home is move-in ready and packed with value – you truly have to see it to appreciate the quality and care throughout.

?? Contact your favorite REALTOR® today to book a private showing!

Built in 1962

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214214    |
| Price          | \$339,900   |
| 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 | Mountview.      |
| 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      | Dishwasher, Microwave, Refrigerator, Electric Stove, Washer/Dryer |
| Heating         | Forced Air, Natural Gas                                           |
| Cooling         | None                                                              |
| 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 | 57              |
| Zoning         | RS              |

## Listing Details

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

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