

# \$344,900 - 9613 108 Avenue, Grande Prairie

MLS® #A2214214

**\$344,900**

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.

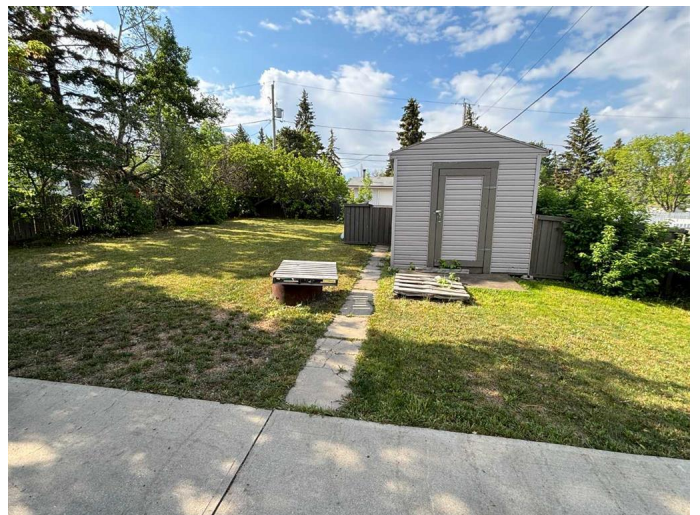
Step inside to a bright, welcoming entryway framed by a large window that fills the living space with natural light. A gas fireplace with a custom stone feature wall creates a cozy focal point – ideal for relaxing evenings or hosting guests.

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 \$344,900

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, Electric Stove, Microwave, Refrigerator, 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	44
Zoning	RS

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.