

9628 108 Avenue
Grande Prairie, Alberta

MLS # A2192236



\$329,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	1964 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: Shed

Beautifully Updated Home with In-Law Suite in Central Grande Prairie This stunning 3-bedroom + den, 2-bathroom home on a spacious corner lot offers incredible value with a non-conforming/in-law suite and a long list of recent upgrades. Located in a prime central location near schools, shopping, and downtown, this property is perfect for families, investors, or those looking for a mortgage helper. Key Features: 3 Bedrooms + Den & 2 Bathrooms – Spacious layout for flexible living. Non-Conforming/In-Law Suite – Separate entrance, ideal for rental income or multi-generational living. Large Backyard – Plenty of space for outdoor activities. Oversized 28ft long, Attached Garage – Use for parking or as a workshop, home gym, or extra storage. Prime Central Location – Walking distance to schools, shopping, and downtown. Recent Upgrades & Updates: New attic insulation for improved energy efficiency, Fully renovated kitchens upstairs and down, New windows upstairs for enhanced natural light, Fresh paint, trim, and doors throughout, Updated flooring throughout the home, New furnace for reliable heating, New fixtures, hardware, and electrical updates (drop ceiling downstairs, new receptacles, switches, and covers), New vanity in the lower bathroom, Brand new fridge upstairs & dryer. This home is move-in ready and offers a fantastic opportunity for homeownership with rental potential. Whether you're looking to house a family member, rent out the in-law suite, or enjoy the flexibility of a separate living space, this property has it all! Don't miss out on this incredible opportunity! Book your showing today.