

\$299,900 - 9213 108 Avenue, Grande Prairie

MLS® #A2237541

\$299,900

5 Bedroom, 2.00 Bathroom, 983 sqft
Residential on 0.14 Acres

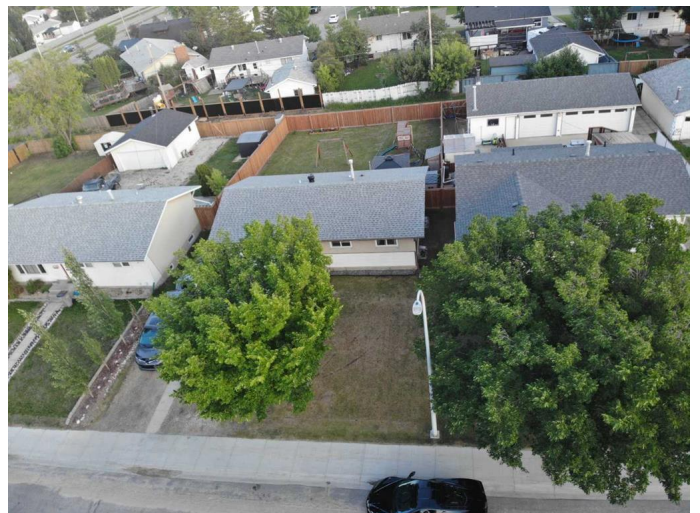
Hillside., Grande Prairie, Alberta

UPDATED BUNGALOW | 5 BEDROOMS | 2
FULL BATHS | IN-LAW SUITE SETUP |
SEPARATE REAR ENTRANCE | NEW
SHINGLES (2023) | NEW HOT WATER TANK
(2025) | WINDOWS & FENCE (2020) |
ENTERTAINER'S BACKYARD | RV
PARKING | QUICK POSSESSION | TOP
SIDE OF HILLSIDE

Welcome to 9213 108 Avenue, located on the top side of Hillside intersecting with 92 Street—a quiet, desirable area in one of Grande Prairie's most established neighborhoods. This fully developed bungalow has seen meaningful upgrades and offers excellent flexibility for families, multi-generational living, or investors.

Inside, the main floor features a spacious living room (nearly 20 ft long), a bright dining area, and a functional kitchen with all new windows installed in 2020, flooding the home with natural light. Three comfortable bedrooms and a full 4-piece bathroom complete the upper level.

The fully finished basement, accessible through a separate rear entrance, is currently used as an in-law suite and includes two more bedrooms, another full bathroom, a large rec room, full laundry, a server-style kitchenette, and its own dining/lounge space. This setup provides great future suite potential (subject to city approval).



The backyard feels like your own private playgroundâ€”perfectly set up for entertaining, relaxing, or letting kids and pets play. The solid wood fence with gate access from the front driveway was installed in 2020 and offers both security and convenience. RV parking and alley access add even more value.

Recent and notable updates include:

- New shingles (2023)
- New hot water tank (2025)
- Main floor windows & fence (2020)
- Separate entrance & in-law suite use
- Fully developed basement with kitchenette
- Entertainerâ€™s backyard with mature trees
- RV parking + alley access
- Located in a premium spot in Hillside
- Quick possession available

This home blends comfort, updates, and locationâ€”an ideal fit for a range of buyers. Don't miss your opportunity to own this versatile property in a fantastic neighborhood!

Built in 1974

Essential Information

MLS® #	A2237541
Price	\$299,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9213 108 Avenue
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3X1

Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, RV Access/Parking

Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	1
Zoning	Residential

Listing Details

Listing Office	Real Broker
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