

# \$399,900 - 9513 108 Avenue, Grande Prairie

MLS® #A2241119

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,767 sqft  
Residential on 0.14 Acres

Hillside., Grande Prairie, Alberta

Fully renovated from the outside to the inside!  
This 5 Bed 3 Bath modern home with two suites will be sure to blow your socks off!  
Situated on a RT ZONED Multi Family Lot with rear alley access with a double car detached garage PLUS A SECOND DRIVEWAY, that is right this home has 2 driveways plus a garage!  
Entering the main unit which boasts popular open concept between the kitchen, dining and living room. Brand new kitchen cabinets, appliances, counter tops you name it , it has it. Living room has new massive window, that opens great for air flow on our hot summer days. The remainder of the main floor unit consists of three bedrooms, with a master bedroom with a walk in closet and full en-suite, two more bedrooms, full bathroom and laundry + utility room. Upstairs unit has its own entrance and it also has the open concept between the kitchen, dining and living room as well. Living room has stunning views of Grande Prairie with massive windows all around. Two good sized bedrooms, full bathroom and own laundry. Each unit has its own driveway, own entrance, and own laundry. Whether you are looking to break into home ownership, and rent out on of the suites, or add another rental to your growing portfolio this property will be sure to blow your socks off.

Built in 1958

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2241119    |
| Price          | \$399,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,767       |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9513 108 Avenue |
| Subdivision | Hillside.       |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V 1N1         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Other  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Crawl Space, Full, Suite   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Other  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, |

|              |                        |
|--------------|------------------------|
|              | See Remarks            |
| Roof         | Asphalt Shingle, Metal |
| Construction | Mixed                  |
| Foundation   | Perimeter Wall         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 52              |
| Zoning         | RT              |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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