

# \$249,900 - 9224 108 Avenue, Grande Prairie

MLS® #A2243542

## \$249,900

5 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.14 Acres

Mountview., Grande Prairie, Alberta

Welcome to a wildly affordable hidden gem that's showing off with a fully developed basement and a price tag under \$250,000. Practically unheard of in today's market and begging for someone to snatch it up. This charming home clearly drank its milk because it's rocking some seriously great bones and tons of potential. Upstairs has almost all newer windows aside from the big front one that's standing strong like a proud original. The wall between the living room and kitchen has been opened up, giving the space a bright, airy feel where conversations and snacks can flow freely. The living room itself is surprisingly spacious, perfect for oversized furniture, energetic toddlers, or aggressive game nights. On the other side, you'll find an L-shaped kitchen and dining area that includes a handy pantry right next to the stove and a cheerful window over the sink that frames your private backyard like a living postcard. There are three bedrooms on the main floor, including a primary bedroom that flaunts rich hardwood flooring, giving off warm and cozy vibes. The back door also leads to the basement, which is perfect for anyone wanting to add a mortgage helper or keep their space separate from a couple roommates. The fully finished basement is a unicorn at this price point and includes two generous bedrooms, a full bathroom, a laundry room that doesn't feel like an afterthought, and a huge rec area. The high-efficiency furnace is relatively new, and the basement windows are



a decent size for a home of this vintage, letting in more light than you'd expect. Out back, the yard is wrapped in classic metal chain-link fencing that's built to last through kids, pets, and flying frisbees, while privacy shrubs line the edges to keep your backyard life your business. Share this listing with all your friends, your cousin, your coworker who's thinking about buying or anyone else looking for an awesome deal in a solid home. This one's ready to be loved!

Built in 1972

**Essential Information**

MLS® #	A2243542
Price	\$249,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	952
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9224 108 Avenue
Subdivision	Mountview.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V2B2

**Amenities**

Parking Spaces	3
Parking	Parking Pad

## Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 26th, 2025
Days on Market	1
Zoning	RG

## Listing Details

Listing Office	RE/MAX Grande Prairie
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