



**GRASSROOTS**  
REALTY GROUP

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9309 111 Avenue  
Grande Prairie, Alberta



**\$249,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1973 (45 yrs old)
<b>Beds:</b>	3 up / 1 down	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Detached, Double		
<b>Driveway:</b>	Concrete		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Municipal
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 3,176
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Wood	<b>Lot Fee:</b>	-
<b>Land:</b>	-	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Ensuite, Jet Tub, Wood Fireplace		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer.



\$2000 cash back upon closing! Solid character home in the mature neighbourhood of Mountview. Many updates throughout the home such as flooring, light fixtures, remodeled bathroom, faucets, and roof in 2014! This fully developed 4 bedroom home has lots to offer with its unique layout including a wood fireplace, and cold storage room. Make sure to appreciate the finished double garage that is large enough for full size vehicles. Beautiful yard and plenty of room for the children. Home is on a public transit route so your road will always be plowed. Amazing value here!