



**GRASSROOTS**  
REALTY GROUP

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**9906 105 Avenue  
Grande Prairie, Alberta**

**MLS # A2214093**



**\$499,900**

<b>Division:</b>	VLA Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,140 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Private		

<b>Heating:</b>	Boiler, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 3xsheds

REDUCED \$25,000, WOW! Where does one begin to describe the character and charm of this bright, unique home, nestled on a mature, private double lot in the prestigious, one-of-a-kind VLA neighborhood? This 2140 sqft gem, plus an additional 272 sqft three-season sunroom with an attached guest suite, and a fully developed basement featuring a mother-in-law suite, offers an abundance of space and possibilities. Step inside and be greeted by an updated kitchen and two renovated bathrooms, all bathed in natural light. The home has been freshly painted almost throughout, boasting beautiful recent shingles and a state-of-the-art boiler. The exquisite marble imported fireplace, marble floors, and hardwood flooring throughout add a touch of elegance to every room. Almost all windows have been replaced, ensuring modern comfort while maintaining the home's historic charm. The layout is perfect for both daily living and entertaining, with several separate living areas, a formal dining room, and a sunroom that invites you to enjoy the unbelievably mature private backyard. With four bedrooms, a den area downstairs, and four bathrooms, there's plenty of room for everyone. The present owners rave about how perfect this home and yard are for entertaining guests. Downstairs, discover a private suite with its own entrance, ideal for guests or extended family. The heated 1.5-car garage includes extra laundry facilities and ample storage space, with two laundry sets and two kitchens adding to the convenience. Located close to all amenities such as the hospital, downtown, shopping, and the provincial building, this large, beautiful home is a must-see. Don't miss out on this rare opportunity to own a piece of VLA's historic charm combined with modern updates and unparalleled privacy!

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