



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9825 111 Avenue
Grande Prairie, Alberta

MLS # A2224816



\$349,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	845 sq.ft.	Age:	1964 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Irregular		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Kitchen Island, Open Floorplan, Wet Bar		

Inclusions: shed

Check out this beautiful bungalow located in a corner lot of a quiet cul de with a children's playground and green space right across the street. As soon as you enter, you will notice plenty of natural light and vinyl flooring throughout. The kitchen has elegant white cabinets, newer countertops, stainless steel appliances, spacious dining area with gorgeous black light fixtures, beautiful wood beams and a living room with great natural light. Continuing on the main floor you will find the master suite has His and Her closets.. Oh yes! Second bedroom is quite spacious and a full 4 piece bathroom completes the main floor. In the basement you will find a good size family room, two more bedrooms, another 4 piece bathroom, laundry room, and a den (currently converted into 5th bedroom) with plumbing for a wet bar. Outside you will enjoy a custom covered front deck and a large covered deck at the rear of the house!!! Fully fenced backyard has plenty of beautiful mature trees, raspberry bushes, apple trees and tons of room to build your dream garage!!! The property has new shingles, windows and a hot water tank. Don't forget ample parking: enough room to fit an RV or 3 cars in the driveway and even more space along the street. This home has a lot to offer so start packing and make it yours today.