



**GRASSROOTS**  
REALTY GROUP

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9513 108 Avenue  
Grande Prairie, Alberta

MLS # A2241119



**\$429,900**

Division:	Hillside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,767 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Crawl Space, Full	LLD:	-
Exterior:	Mixed	Zoning:	RT
Foundation:	Perimeter Wall	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridgex2, Stovex2, Washerx2, Dryerx2, Shed, Firepit		

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.