



**GRASSROOTS**  
REALTY GROUP

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**9626 111 Avenue  
Grande Prairie, Alberta**

**MLS # A2241141**



**\$325,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks, Walk-In Closet(s)		

**Inclusions:** Floating Fireplace, All Window Coverings

Welcome to this beautifully upgraded character home in the mature neighbourhood of Mountview. Almost everything has been done from windows, siding, shingles, a 500 sq/ft addition, and a completely redone interior. This spacious home features an open-concept living space with large windows that let in plenty of daylight! Custom kitchen is MASSIVE featuring a center island, stainless steel appliances, crisp tile backsplash, built-in wine rack, drop lighting, and tons of cabinet space. 2 huge bedrooms remodelled when the addition was added, including 2 oversized closets in the primary bedroom. The amazing spa-like bathroom equipped with tile backsplash, tile flooring, his and her vanities, and a tiled shower with built-in inserts, rounds out the main floor. The lower level is developed with an additional bedroom, family room, and storage space. The home is situated on a pet owner's dream lot! Fully fenced with lush green grass, mature trees, and multiple saskatoon bushes! An engineered deck and a storage shed complete the backyard oasis. From the neighborhood to the yard to the kitchen, this home has it all! Call your realtor today to book a showing before it's sold!