



GRASSROOTS
REALTY GROUP

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9249 109 Avenue
Grande Prairie, Alberta

MLS # A2247512



\$349,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,035 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: window coverings, extra flooring materials in basement, uninstalled bathroom vanity

Tucked away on a quiet local-traffic street, this charming home has been beautifully updated. All the big-ticket items are done — including a modern kitchen with updated cabinets, tile backsplash, undercabinet lighting, stainless steel appliances, renovated bathrooms, vinyl windows, shingles, hot water tank, flooring, electrical, light fixtures including pot lighting, attic insulation, back deck, and concrete parking pad. The main floor offers 3 bedrooms, including the primary with its own 2-piece ensuite. The basement boasts a spacious bedroom, a dedicated laundry room, a massive family room, and an undeveloped area perfect for storage or future development. Step outside to a backyard built for relaxing and entertaining, complete with a deck, firepit area, and shed. Surrounded by mature lilac bushes, it's one of the most private yards in the city. The front yard features a stunning mature tree with a swing, adding to the home's warmth and character. This property is move-in ready and sure to impress!