



**GRASSROOTS**  
REALTY GROUP

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9228 107 Avenue  
Grande Prairie, Alberta

MLS # A2260855



**\$349,900**

Division:	Hillside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,022 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity		

**Inclusions:** Blinds and window coverings, bathroom freestanding cabinet, firepit, patio umbrella, shed, greenhouse with solar panel and fans, 4 zone irrigation system, water barrel, title insurance.

A fully turn-key opportunity, this meticulously updated home with new triple-pane windows, high efficiency furnace and extra spray foam insulation offers style and energy efficiency. Step into a huge kitchen featuring sleek soft-close cabinets, quartz countertops, tile backsplash, touchless faucet, garburator and stainless-steel appliances. The stylish modern bathroom is a major highlight, boasting a 4ft tiled spa shower with a 16" rainfall showerhead, hexagon and encaustic tiles, vinyl plank, and dual sink vanity. The fully developed basement includes plenty of storage, full bathroom, finished laundry room, bedroom and rec room with electric fireplace. Outside, the new vinyl-sided front exterior provides great curb appeal, while the private, fenced backyard is an entertainer's dream with a huge deck, a 12'x12' greenhouse, a large shed, and producing plum and cherry fruit trees plus additional haskap, raspberry and blueberry bushes. The property also features convenient gravel RV parking and a single-car garage, all backing onto grassed easement for additional privacy. Hardwood flooring, custom steel handrail, updated electrical, and LED lighting throughout complete this exceptional package, ready for you to move in immediately. Come experience the quality and attention to detail in person!