



GRASSROOTS
REALTY GROUP

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9615 109 Avenue
Grande Prairie, Alberta

MLS # GP100254



\$382,500

Division:	Mountview		
Type:	House		
Style:	Bungalow		
Size:	1,900 sq.ft.	Age:	1961 (58 yrs old)
Beds:	3 up / 1 down	Baths:	3
Possession:	Immediate		
Garage:	Attached		
Driveway:	Gravel		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full/w Walkout

Exterior: Vinyl

Land: Landscaped

Features: Central Vacuum, Ensuite, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home, Woodstove

Water: -

Sewer: Municipal

Taxes: \$ 4,479

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: 2 Stoves, 2 Fridges, 2 Wood Heaters, Washer , Dryer, Microwave, Central Vac, Dishwasher

Large 1900+ sq.ft. home with beautiful 16x32 ft. indoor pool, 3 bedrooms and 2 full baths on main level along with kitchen, living room and laundry. Basement has a kitchen, living room, bathroom, and a large bedroom as well as an outside entrance. There are 2 wood stoves, 1 on each level. Patio doors open from the living room and overlook the pool area. There is also an entrance from the master bedroom direct to the pool. The double car garage is insulated, heated, and has an overhead door. The property has an alley on one side and back that is maintained and plowed by the city, also is adjacent to a church parking lot so has no neighbors to the east. This should be very appealing to anyone interested in having their own swimming pool.