



GRASSROOTS
REALTY GROUP

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9832 105 Avenue
Grande Prairie, Alberta

MLS # GP214166



\$449,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,144 sq.ft.	Age:	1961 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Attached, Attached Garage		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Near Shopping Center, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	Sewer
Roof:	Other	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	No Smoking Home, Skylight(s)		

Inclusions: BI Vac(as is, hasn't been used for 5 years), understairs shelving, garage shelving, 1 remote, shelving in master walk in

ZONED FOR SUPPORT HOMES - could have 3 or more residents in a group home...BEAUTIFUL BUNGALOW close to downtown, QE2 Hospital, Provincial Building...wide hallways, wide open plan, 3 living areas. 4 bedrooms, 3 bathrooms. Extra large at 2144 sq ft up and 1400 approx down. There are 2 beds up, 2 down, 3 full baths, 3 distinct living/playing areas in this home which was custom built. Many specialties including an 88x110 yard, absolutely huge and maintenance free with little lawn. The backyard comes with a huge deck and 14x20 gazebo/hot tub room. There is no hot tub now but has plumbing and electrical in place under floor. Amenities include hardwood throughout half of upstairs with unique, only kind-in-gp lino.. We have had up to 100 guests in the home with no problem. The kitchen is HUGE, custom designed with 2 sink areas and 2 garburators..its nothing for 4 people to be busy in there at a time. There are 2 sets of laundry both w sinks... The basement is beautiful,new vinyl plank flooring, snazzy bathroom, sitting area, family room and 2 bedrooms.Co-seller is a licensed REALTOR® in Alberta.