



GRASSROOTS
REALTY GROUP

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9832 105 Avenue
Grande Prairie, Alberta

MLS # GP207561



\$479,900

Division:	VLA Montrose		
Type:	House		
Style:	Bungalow		
Size:	2,144 sq.ft.	Age:	1961 (58 yrs old)
Beds:	2 up / 2 down	Baths:	3
Possession:	Negotiable		
Garage:	Attached		
Driveway:	Paved, Double		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	Municipal
Roof:	Other	Taxes:	\$ 4,557
Basement:	Full	Condo Fee:	-
Exterior:	Stucco	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-

Features: Deck, Ensuite, Fireplace - Gas, Fireplace - Woodburning, Laundry-Main Floor, Non-Smoking Home, Security System, Skylight(s), Sunroom/Solarium

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

BEAUTIFUL BUNGALOW in prestigious VLA... Extra large at 2144 sq ft BUNGALOW, it has been in the same extended family since it was built. There are 2 beds up, 2 down, 3 full baths, 3 distinct living/playing areas in this home which was custom built. It comes with 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 REATLOR® in Alberta.