



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9820 108 Avenue
Grande Prairie, Alberta

MLS # A2103883



\$249,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	659 sq.ft.	Age:	1949 (75 yrs old)
Beds:	2	Baths:	2
Garage:	Gravel Driveway, None		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RR
Utilities:	-

Inclusions: N/A

Here is a great opportunity to get in the Grande Prairie Real-estate market and become a home owner. Priced at \$249,900, this home has been completely renovated. The main floor features a great room kitchen combination, offering plenty of light, high ceilings and well sound proofed space. The kitchen features quartz countertops, large island, new cabinets and stainless steel appliances. The main floor also features a full bathroom, giving it a studio feel. Downstairs you will find 2 bedrooms, featuring closets with built in shelving. There is also second bathroom and laundry combination. This home also has a new furnace and deck. Outside you will find a very large lot with room to build a garage as well as back ally access. Situated in a very central location give this property great access to all the amenities in Grande Prairie as well as walking distance to shopping, parks and bus stops. This is a great character property ready for new home owners.