



9616 111 Avenue
Grande Prairie, Alberta

MLS # A2152148



\$269,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	904 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: sheds

Charming bungalow situated on a spacious corner lot with a fantastic yard, located on a quiet street just a short distance from St. Clements Elementary School. The large corner lot offers ample parking, including space for RV parking. The front yard boasts excellent curb appeal with paving stone sidewalks and flower beds. The fully fenced, expansive backyard features a large paving stone patio and numerous mature trees, providing privacy and a serene environment. The home has been well-maintained, with new shingles added in recent years. Inside, the home is in good condition. The main floor includes a generously sized kitchen, a comfortable living room, three bedrooms, and a bathroom. The basement offers additional living space with a spacious family room, one bedroom, a large storage room with shelving, a very large laundry room with storage space, and a bathroom. This home is an ideal starter home or investment property.