



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9826 104 Avenue
Grande Prairie, Alberta

MLS # A2259605



\$449,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,366 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Slate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

This home is a must see. Open- concept with a warm feeling of being home. This property sits on a very large lot and 1/2. Frontage is 75ft. Fenced yard, lots of mature trees, a concrete patio area and fire pit, great for BBQ's, gardening, having friends over or just some time by yourself. Retro Kitchen. Refinished classic chrome Youngstown metal cabinets. This home is loaded with bright, large windows and lots of natural lighting. Maple hardwood flooring on main floor making Livingroom a beautiful place to relax with elegance and style. Main floor also has master bedroom with 2 other good size bedrooms. 4pc Bathroom. Basement has been developed with a large family room a gas fire place. There is a kitchen area with built in cabinets, sink & work area for computers or crafts etc. 3pc bathroom with heated floor. 2 large bedrooms. 1 bedroom has built in cabinets. Finished laundry room. Insulation was upgraded in attic through the Canada Greener Homes. Depth of insulation gave attic a R40 rating. Heated Garage is 22x36 allowing lots of room for cars, toys or workshop. This home has been well maintained & cared for. Call your favorite Realtor to view.