



GRASSROOTS
REALTY GROUP

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9848 104 Avenue
Grande Prairie, Alberta

MLS # A2303077



\$369,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,246 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer

This charming bungalow is nestled in the mature VLA neighbourhood, full of character and warmth. Offering 3 bedrooms, 2 bathrooms and featuring an open floor plan centered around a stunning wood-burning fireplace with a beautiful brick surround. Exposed ceiling beams and large windows flood the space with natural light, creating a bright and welcoming atmosphere. The spacious kitchen is perfect for entertaining, complete with stainless steel appliances, plenty of cupboard & counter space open to the living room, plus an adjoining dining area. The primary bedroom is conveniently located on the main floor alongside a full bathroom. There is main floor laundry for added ease with access to the back. Downstairs, the fully developed basement provides two additional bedrooms, a full bathroom, and extra living space, ideal for family or guests. Outside, enjoy a fully landscaped and fenced backyard, along with a detached double garage, making this home as functional as it is charming. Book your showing today!