



**9827 106 Avenue
Grande Prairie, Alberta**

MLS # A2310497



\$499,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,843 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Interloc		
Lot Size:	0.23 Acre		
Lot Feat:	City Lot, Garden, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	High Ceilings, No Smoking Home		

Inclusions: Wooden Kitchen bar stools, Murphy Bed, Storage cabinets and workbench in garage

Beautiful 2 Storey Character home located in the neighborhood of VLA in the heart of Grande Prairie. This beautifully maintained home offers comfort and style nestled in one of the most desirable neighborhoods. This property enjoys a private and fully landscaped 10,000 sq.ft. one of a kind lot ideal for summer gatherings or quiet evenings. Featuring spacious living areas filled with natural light from large windows and unique features absolutely everywhere. This home offers 3 bedrooms and 2 full bathrooms and one half bathroom. There are several private spaces that work well to use as an office, family meeting area and entertaining area. The great room was an addition that features high ceilings, french doors if privacy is needed, a wood stove and lovely large windows-absolutely stunning room! There is a dining area adjacent to the kitchen and offers access to the back deck. The garage entrance is just down a few steps off the kitchen which is perfect for bringing in groceries. The garage is large with two separate electric garage doors, good storage and a workbench. The garage also has 2 man doors to access the front yard and backyard. The basement has a recreation room, 2 pc. bathroom, laundry and tons of storage. The large lot translates to an amazing private backyard that offers unlimited options to garden, use for recreation and creative entertaining. This one of a kind property is ready for the new owner to move in!!