



GRASSROOTS
REALTY GROUP

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9606 115 Avenue
Grande Prairie, Alberta

MLS # A2328325



\$311,800

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,142 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

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

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

Inclusions: N/A

Welcome to this family home walking distance to school, parks, and playgrounds. Offering a functional open-concept layout, the main floor is filled with natural light. The spacious kitchen features an abundance of cupboard and counter space, making meal preparation and storage a breeze. The main level includes master bedroom complete with its own convenient 2-piece ensuite, along with two additional bedrooms and a full bathroom. The basement offers plenty of additional living space and is nearly complete, requiring only flooring to finish it to your taste. You'll find two large family/recreation room areas, two additional bedrooms, and a utility room with exceptional storage, including convenient under-stair storage. Step outside to enjoy the fully fenced backyard with no rear neighbours, providing added privacy and space for children or pets to play. A single detached garage completes the property. Numerous updates in recent years provide added peace of mind, including shingles, siding, fascia, some windows, some flooring, sump pump, paint, and several light fixtures. This move-in-ready home offers plenty of space for a growing family close to all the amenities you need.