



**GRASSROOTS**  
REALTY GROUP

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9306 113A Avenue  
Grande Prairie, Alberta

MLS # A2332080



**\$479,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Summit                 |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bi-Level               |        |                   |
| Size:     | 1,254 sq.ft.           | Age:   | 1999 (27 yrs old) |
| Beds:     | 4                      | Baths: | 3                 |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.12 Acre              |        |                   |
| Lot Feat: | Back Yard              |        |                   |

|             |                                                |
|-------------|------------------------------------------------|
| Heating:    | Forced Air, Natural Gas                        |
| Floors:     | Other                                          |
| Roof:       | Asphalt Shingle                                |
| Basement:   | Full                                           |
| Exterior:   | Vinyl Siding                                   |
| Foundation: | Poured Concrete                                |
| Features:   | Kitchen Island, See Remarks, Walk-In Closet(s) |

|            |    |
|------------|----|
| Water:     | -  |
| Sewer:     | -  |
| Condo Fee: | -  |
| LLD:       | -  |
| Zoning:    | RS |
| Utilities: | -  |

**Inclusions:** All light fixtures, all window coverings, GDO + control(s)

Welcome home! This beautifully maintained fully developed bi-level offers the perfect blend of space, functionality, and an unbeatable location backing directly onto a school field, giving you added privacy and wide-open views with no rear neighbors. Step inside to a bright, light filled living room and a spacious kitchen complete with stainless steel appliances, a large island with seating, and plenty of cabinet and counter space. The dining area has direct access to the back deck, perfect for BBQs and outdoor entertaining. Tucked down the hall are three generous bedrooms, including a spacious primary retreat featuring a stunning walk-in closet and private 3-piece ensuite. A large full bathroom completes the main floor. The fully developed walk-out basement provides endless possibilities with an oversized rec room that's ideal for movie nights, a home gym, games area, or all three! You'll also find an additional bedroom and full bathroom, making it an excellent space for guests, teenagers, or a home office. Outside, the landscaped backyard is ready to enjoy with mature fruit trees, a garden area, a cozy fire pit, and direct access to the school field behind. Freshly painted throughout, this move-in ready home is waiting for its next owners to settle in before the snow flies! Don't miss your opportunity to own this fantastic family home in a location you'll love.