



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9827 105 Avenue
Grande Prairie, Alberta

MLS # A2335748



\$499,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,370 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	No Animal Home, No Smoking Home		

Inclusions: .

Beautifully Renovated Bungalow on an Exceptionally Private Lot in the VLA. Welcome to this beautifully maintained and extensively renovated bungalow in the highly desirable VLA subdivision. Offering 1,370 sq. ft. of fully developed living space, this 3-bedroom, 2-bathroom home combines modern updates, functional living, and one of the most private lots you'll find in the city. Renovated in 2021, this move-in-ready home has been thoughtfully updated throughout while maintaining its warm and inviting character. The main floor features a bright and comfortable living area highlighted by a gas fireplace with custom bookshelf surround, creating the perfect space to relax or entertain. The well-appointed kitchen includes a gas range and double oven, ideal for home chefs and family gatherings. The fully developed basement provides additional living space with a versatile flex room, large storage room, and convenient cold room, offering plenty of options for hobbies, a home office, gym, or guest space. Recent upgrades provide peace of mind, including a new furnace installed in 2023, along with newer windows and shingles. Step outside to enjoy a truly unique property. Situated on a large, maturely landscaped lot, with a large beautiful south facing covered deck and the yard is surrounded by towering spruce trees, perennials and productive Saskatoon berry trees. The property also includes a heated attached single-car garage for year-round comfort and convenience.