



9411 100 Avenue
Grande Prairie, Alberta

MLS # A1002385



\$279,900

Division:	Smith		
Type:	Residential/House		
Style:	Bungalow, Up/Down		
Size:	903 sq.ft.	Age:	1963 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Asphalt, Attached Carport, Detached Garage, Workshop		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Masonite, Stucco	Zoning:	RS
Foundation:	Concrete	Utilities:	Electricity Connected, Natural Gas
Features:	Built-in Features, No Smoking Home, Separate Entrance, Sump Pump(s), Tile Counters		

Inclusions: 2 fridges, 2 stoves, 1 dishwasher, washer and dryer, window coverings, hot tub, and shed

Great investment property! Beautiful well cared for home in mature area with plenty of trees, great location, close to many amenities. Nice size living room with huge window, giving off plenty of light. Kitchen has nice tile back splash with tile counter tops, plenty of cabinets, beautiful and bright. Off of the dining room you go through european garden doors to a large deck, leading to a stunning enclosed gazebo with a hot tub! Main level has 3 bedrooms and full bath. Basement is fully developed with a non conforming suite, with separate entrance, with one bed, one full bath, huge living room, and stunning kitchen with laundry off of the kitchen. Many updates: Brand new roof and windows 2-3 yrs old, new furnace last year, HT 1 yr. ago newer lighting, tile floors, counter tops. Beautiful court yard with huge tree, plus a garden spot. Garage/ workshop, is 14x24 with electric. Back alley access, fully fenced yard with a shed. Plenty of parking.