

**9209 111 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2323602**



**\$424,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Quartz Counters, See Remarks		

**Inclusions:** Small deep freezer, window coverings, closet organizer in primary bedroom, gazebo, garage door opener & controls.

Are you looking for a charming, cozy and comfortable home on a mature lot with beautiful landscaping, low maintenance patio space, and lots of parking? Are you looking for the major improvements like shingles, AC, large heated garage, newer custom kitchen with quartz counters, tile backsplash, newer stainless appliances? This gem of a home is in immaculate condition, is meticulously maintained, and every leaf, stone, and blade of grass is in its place! Upgraded features like hardwood and heated tile floors, newer stainless appliances, moveable island, soft close cabinetry, vinyl windows make it easy to just move in and enjoy. There are 3 bedrooms, a full bathroom, a spacious living room and the kitchen and dining all on the main floor. The basement has a family room with a corner gas fireplace, a bedroom, a 3pc bath with walk in shower, a rec room, a cold storage room, and the laundry room/utility room with quartz folding counter and a laundry sink. The private back yard has perennial beds, large trees, a new 16'x8' shed with metal roof, large paving stone patio with gas line for bbq, a composite deck off the back door with pergola and gas line for fire table. There is an abundance of concrete parking as well as an extended rock parking area in front. The front landscape beds have been recently redone. The furnace is 12 yrs old, AC is 2 yrs old, hot water tank 7 yrs old. You'll need to see this in person - don't wait!!