

9816 105 Avenue
Grande Prairie, Alberta

MLS # A2351469

\$459,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,377 sq.ft.	Age:	1958 (68 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

You will not find another home like this massive 2 Storey character home situated in the heart of Grande Prairie in VLA on a 0.23 acre lot! Blustering a separate suite at the front of the home with its own entrance including own kitchen, bedroom, and bathroom. Kitchen + dining is located on its own level, giving it adequate cabinet + counter space and dining allows for table of any shape or size. Going up a few stairs you will find the incredible master bedroom with numerous windows, and vaulted wood ship lap ceiling with full en-suite, remainder of this level is completed with two more bedrooms , full bathroom with unique red tub/shower combo. Third level you will find half bathroom great for guests visiting, living room with fireplace great for our longer winters, and elegant sunroom or workshop/art room. Last level welcomes you with a fourth bedroom, full bathroom, second living room, utility room, and partially finished bedroom. Back yard is gigantic with no lack of space for whatever your heart desires whether is gardening, second garage/shop, or basketball court and complimented by a shed for storage. Attached double car garage is excellent for winter parking. Book your viewing today as homes like this close to several amenities , boasting the sheer size of over 3000sq-ft of living space, on an oversized lot do not come up very often.