

**9810 105 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2198884**



**\$519,000**

<b>Division:</b>	VLA Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,267 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees, Private, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Charming home located in the VLA neighbourhood with a lush and private yard. This house truly feels like a home with ample natural light and preserved character that needs to be seen to be appreciated. Picture drinking your morning coffee on a cozy chair by a wood burning fireplace... your home dreams come to life here. One of the greatest features of this property is how functional the space can be depending on your needs. The current dining area could easily be a functioning secondary living space right off the kitchen leading into your glass sunroom. The kitchen has many features to highlight. The stovetop and double ovens are built in, an island with a beverage fridge, plenty of extra built in storage and large windows to take in the backyard views. The main level also offers a bedroom, full bathroom and laundry room. The second level features 3 bedrooms, 2 full bathrooms and a private balcony off the master bedroom! Needing a large place for kids to run around, extra bedrooms or maybe just an additional spot for movie night? This spacious basement is sure to be perfect for any buyers needs and also has a full bathroom. There is also RV parking which could be utilized as extra parking if you like to host family and friend functions. Not many homes like this in the Grande Prairie area. Be sure to contact an agent of your choice and see this gorgeous and well kept home for yourself!