

**9626 111 Avenue
Grande Prairie, Alberta**

MLS # A2241141



\$325,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,296 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: Floating Fireplace, All Window Coverings

Welcome to this beautifully upgraded character home in the mature neighbourhood of Mountview. Almost everything has been done from windows, siding, shingles, a 500 sq/ft addition, and a completely redone interior. This spacious home features an open-concept living space with large windows that let in plenty of daylight! Custom kitchen is MASSIVE featuring a center island, stainless steel appliances, crisp tile backsplash, built-in wine rack, drop lighting, and tons of cabinet space. 2 huge bedrooms remodelled when the addition was added, including 2 oversized closets in the primary bedroom. The amazing spa-like bathroom equipped with tile backsplash, tile flooring, his and her vanities, and a tiled shower with built-in inserts, rounds out the main floor. The lower level is developed with an additional bedroom, family room, and storage space. The home is situated on a pet owner's dream lot! Fully fenced with lush green grass, mature trees, and multiple saskatoon bushes! An engineered deck and a storage shed complete the backyard oasis. From the neighborhood to the yard to the kitchen, this home has it all! Call your realtor today to book a showing before it's sold!