

**9818 106 Avenue
Grande Prairie, Alberta**

MLS # GP214287



\$599,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,870 sq.ft.	Age:	2006 (14 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Attached Garage, Concrete Driveway, Double Garage		
Lot Size:	0.23 Acre		
Lot Feat:	Near Shopping Center, Landscaped, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	rr
Foundation:	ICF Block	Utilities:	Electricity, Natural Gas
Features:	Granite Counters, No Smoking Home		

Inclusions: Fridge, dishwasher, otr microwave, washer and dryer, wall oven, cook top, gdo x 2 window coverings, basement fridge and stove

Steps from the hospital & a short walk to downtown on a quiet treed street in VLA sits your executive 4 bedroom 5 bathroom custom built 2870 sqft home with a main floor office with a separate entrance. The back yard is huge (87x116) and private and treed and beautifully landscaped. The main floor of the home roomy and features an updated kitchen with granite counter tops bright white cabinets and tile flooring. The large dining area and living room are warm and classy featuring 8.5' ceilings, crown molding and hardwood flooring. Upstairs you find a massive 528 sqft master bedroom with walk in closet and en-suite with separate vanities, a walk in tile shower and a soaker tub. There are 3 more bedrooms upstairs, a half bathroom and a full bathroom with a dual sinks and a tub shower combo.-The basement is fully developed with a 4 piece bathroom a large rec room area and a full operations kitchen. There is a large attached double garage with 2 doors and single detached garage.