

**9818 106 Avenue
Grande Prairie, Alberta**
MLS # A1020327


\$599,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	2 Storey, Cape Cod		
Size:	2,808 sq.ft.	Age:	2006 (14 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt, Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	rr
Foundation:	Concrete, ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		
Inclusions:	fridge, dishwasher, otr microwave, washer, wall oven cook top, dryer, 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 Cape Cod 5 bedroom 5 bathroom custom built 280 sqft home with a main floor office/bedroom 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. There is room beside the house to build RV parking if you would want to.