

**9836 104 Avenue
Grande Prairie, Alberta**

MLS # A2166548



\$325,000

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,695 sq.ft.	Age:	1959 (65 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	RR
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: Water filter on sink

This 1,695 sq. ft. 3 bed, 1.5 bath character bungalow sits on a HUGE 75' x 120' lot in the highly desirable VLA Montrose area. It ensures ultimate privacy, situated next to a peaceful park with a rear easement. The three-season front porch, showcasing a distinctive stained glass door, creates a welcoming first impression as it leads to a nice-sized tile entry. Nearby living room boasts a wood-burning fireplace framed by a beautiful white brick feature wall, complete with floating shelves and various built-in alcoves, while a wall of windows floods the space with natural light. Kitchen is bright and inviting, featuring a striking combination of blue and white cabinets, new sink with water filter, and convenient breakfast bar for quick meals. Laundry area is conveniently situated just off the kitchen, featuring cabinets, sink, and adjacent cold storage area and nearby half bath. Host gatherings with ease in the roomy dining area, perfectly suited for a large family-sized table, with patio doors opening to the backyard. Hallway leading to the three bedrooms stands out with a full wall of built-ins, offering plenty of storage space. The 4 pc bath includes tub with full tile surround and XL large vanity. This lovely home features vinyl plank flooring, laminate and tile throughout (no carpets) Spacious backyard features a patio with a gas line for BBQ, mature trees, and a fire pit area, all enclosed by a low-maintenance composite fence. This unique home won't be available for long. Schedule your viewing today!