



9226 109 Avenue
Grande Prairie, Alberta

MLS # A1006718



\$259,500

Division:	Mountview.		
Type:	Residential/House		
Style:	Bungalow		
Size:	832 sq.ft.	Age:	1972 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub		

Inclusions: Gas Barbeque, Garage Heater, A/C

Lots of updates done on this beautiful home located on a quiet street in Mountview. Backs onto a large children's park which means no rear neighbors. Recent improvements include shingles (3-4 years), newer windows on main floor, A/C unit (2 years), remodeled bathroom with jacuzzi air tub, & newer hot water tank. Home features white cabinets in kitchen, laminate bamboo flooring in living room & hallway, cork flooring in master bedroom & main floor office. Living room has beautiful picture window overlooking the front yard. Finished basement includes large family room with wood burning fireplace, large bedroom and combination utility/laundry room. Detached 24x28 garage is finished & heated. Yard is landscaped with a concrete patio for the natural gas bbq & gate to the playground.