

**9615 109 Avenue
Grande Prairie, Alberta**

MLS # A2180759



\$499,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,496 sq.ft.	Age:	1961 (63 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	25-71-6-W6
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Suspended Ceiling, Walk-In Closet(s), Wet Bar		
Inclusions:	Floating Shelves, Metal Shelving in Pantry, Basement (Refrigerator, Electric Stove, Rang Hood, Washer, Dryer)		

This unique 2,496 sq. ft. bungalow is packed with outstanding features, making it the ultimate family home! Conveniently located just steps from SEVERAL PLAYGROUNDS and a NEARBY SCHOOL! You'll enjoy added privacy with NO NEIGHBORS to the east located adjacent to the church, and bordered by allies to the east and rear. MAIN FLOOR WAS ENTIRELY RENOVATED IN 2020, featuring brand-new flooring, fresh paint, modern lighting, custom cabinetry, upgraded kitchen appliances, beautifully updated bathrooms and more! Every detail was thoughtfully designed for a fresh and stylish look! A SECOND RENOVATION has just been completed, transforming the former indoor pool into a stunning, expansive living space. (See Realtor Remarks for depth of the renovation.) This new area boasts a cozy second gas fireplace, striking feature wall, convenient 2-piece bath, and versatile bedroom/den tucked away in the corner. Patio doors lead to a future rear deck, while a spacious entryway connects to the garage. An access hatch to a storage area beneath the former pool ensures no space goes to waste! The wing off the kitchen features a primary bedroom with a gorgeous 4 pc fully tiled ensuite with dual vanities, plus 2 more bedrooms, full 4 pc bath and convenient main floor laundry area. The massive kitchen and dining area offers an abundance of sleek white soft-close cabinets, complemented by a fully tiled backsplash and solid wood countertops with contrasting dark wood beams and accents. Generous island with breakfast bar provides additional seating, and pantry for even more storage. Stainless steel appliances, including gas stove, add modern convenience. Cozy gas fireplace in the dining area creates a warm ambiance, with plenty of space to accommodate a large dining table for memorable family gatherings. SUITED BASEMENT with

SEPARATE ENTRANCE is partially renovated with fresh paint, updated flooring, modern lighting, built-in bench, and more. With a full kitchen, 3-piece bath, comfortable living area with cozy wood-burning fireplace, spacious bedroom, den, and private laundry/utility area this versatile space is perfect for extended family or as a potential income opportunity to help offset your mortgage! Dbl attached heated garage is finished and features a built-in workbench, along with an 8x8 attached shed with exterior access. Mature yard, enhanced by a stunning stone retaining wall, adds impressive curb appeal. Step inside, and you'll find a home that surpasses all expectations! Call now to arrange your private viewing!