

**9812 108 Avenue  
Grande Prairie, Alberta**

**MLS # A2263559**

**\$399,900**



<b>Division:</b>	VLA Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RSR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island		

**Inclusions:** Blinds, tv mounts, cabinet under stairs, floating shelves, entry shelf.

Experience the appeal of a quality well built home that looks and feels brand new! This immaculate property boasts current colors and decor, trendy lighting and modern finishes throughout. Designed for efficiency, it features triple pane windows, R50 attic insulation, and a high-efficiency furnace. The bright, open floor plan has vaulted ceilings, and durable vinyl plank flooring. The custom kitchen is a chef's dream with white shaker soft-close cabinets and drawers, a movable grey island with pull-up seating, built-in desk, subway tile backsplash, and high-end stainless steel appliances: a Samsung double convection oven, Bosch dishwasher, and convection microwave range hood. This spacious residence offers 4 bedrooms (2 up/2 down) and large 3 full bathrooms. The large primary suite has a generous closet with custom organizers and a full ensuite. Built-in shelving and custom blinds are featured throughout. The bright, finished basement includes a large living space, high ceilings, large windows, laundry room with extra storage, and a finished play space under the stairs. Enjoy the convenience of a central location within walking distance to all amenities. Concrete parking for 4 vehicles or long enough for RV Parking. The single finished garage is roughed in for heat, and the tiled front entry provides a comfortable welcome. This fine property is ready for immediate possession and will look and feel newer than anything else you can find in the price range.