

**9910 105 Avenue  
Grande Prairie, Alberta**

**MLS # A2306229**



**\$469,800**

<b>Division:</b>	VLA Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,115 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Completely renovated from top to bottom, inside and outside!!! This turn-key home offers modern upgrades, quality craftsmanship, and a functional layout inside and out. The exterior has been extensively redone with all new siding, windows, and 40-year shingles, along with added rigid insulation and a Tyvek air barrier to bring the home up to today's energy efficiency standards. A brand new, fully finished and heated double attached garage includes storage cabinets and shelves—perfect for year-round use. Enjoy outdoor living on the large pressure-treated rear deck with privacy screen, overlooking a spacious, mature yard complete with a fire pit, and gated rear access with plenty of room for RVs, boats, or trailers. Inside, the home has been fully updated with all new electrical, upgraded attic insulation, a new furnace, and hot water tank for peace of mind. The interior features new cabinetry, millwork, doors, trim, paint, flooring, and modern lighting throughout, along with updated plumbing fixtures. The bright kitchen offers an island with eating bar and plenty of storage, flowing nicely into the main living space. Upstairs you'll find 2 bedrooms and a beautifully finished bathroom with a large tiled shower. The fully developed basement includes 2 additional bedrooms, a second full bathroom with tiled tub, and a laundry room with dual sinks—ideal for busy households. A rare opportunity to own a fully renovated home with a massive yard, premium upgrades, and excellent functionality both inside and out.