

9209 115 Avenue  
 Grande Prairie, Alberta

MLS # A2172902



**\$385,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Summit   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,116 sq.ft.   | <b>Age:</b>   | 2001 (23 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, P |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows |                   |    |

**Inclusions:** Hot Tub

Step into the comfort of this wonderful home perfect for families or young couples alike. This exquisite five-bedroom, three-bathroom house is full of contemporary style, having been meticulously modernized to cater to the most discerning of tastes. Upon entering, you're greeted by a fresh palette of paint and plush new flooring underfoot. The main heart of the home is the kitchen, dining and living area which all open seamlessly to each other. The kitchen has chic light cabinets with a dark quartz counter and new stainless steel appliances. The living boasting a big window to let the natural light flow and show off the beautiful hardwood floors. The bedrooms are hidden down the hallway away from the main living-the master with a full ensuite complete with a walk in shower, two more bedrooms, a main bathroom and linen closet. Downstairs has an additional living room where the airy and bright feeling continues. Two additional bedrooms, a full bath, laundry, utility room and plenty of storage here. Outside, the property doesn't fail to impress with a brand new deck, a hot tub, and a ready pad for a pool or many other backyard plans-promising endless days of relaxation and enjoyment. The yard is fully fenced for peace of mind, while the double attached heated garage provides comfort during cooler months. Nestled in a peaceful cul de sac, this house offers a tranquil retreat from the hustle and bustle of daily life. With parking for four vehicles, this home is as practical as it is beautiful&mdash;a true gem waiting to be discovered.