

# **\$349,900 - 9825 111 Avenue, Grande Prairie**

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MLS® #A2224816

**\$349,900**

5 Bedroom, 2.00 Bathroom, 845 sqft  
Residential on 0.12 Acres

VLA Montrose, Grande Prairie, Alberta

Check out this beautiful bungalow located in a corner lot of a quiet cul de with a children's playground and green space right across the street. As soon as you enter, you will notice plenty of natural light and vinyl flooring throughout. The kitchen has elegant white cabinets, newer countertops, stainless steel appliances, spacious dining area with gorgeous black light fixtures, beautiful wood beams and a living room with great natural light. Continuing on the main floor you will find the master suite has His and Her closets.. Oh yes! Second bedroom is quite spacious and a full 4 piece bathroom completes the main floor.

In the basement you will find a good size family room, two more bedrooms, another 4 piece bathroom, laundry room, and a den (currently converted into 5th bedroom) with plumbing for a wet bar. Outside you will enjoy a custom covered front deck and a large covered deck at the rear of the house!!! Fully fenced backyard has plenty of beautiful mature trees, raspberry bushes, apple trees and tons of room to build your dream garage!!! The property has new shingles, windows and a hot water tank. Don't forget ample parking: enough room to fit an RV or 3 cars in the driveway and even more space along the street. This home has a lot to offer so start packing and make it yours today.

Built in 1964



## Essential Information

MLS® #	A2224816
Price	\$349,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.12
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9825 111 Avenue
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1T3

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Garbage Collection
Parking Spaces	3
Parking	Driveway, Off Street, Parking Pad, RV Access/Parking
# of Garages	3

## Interior

Interior Features	Kitchen Island, Open Floorplan, Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
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Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, Private, Street Lighting, Irregular Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	15
Zoning	R

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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