



**GRASSROOTS**  
REALTY GROUP

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9317 111 Avenue  
Grande Prairie, Alberta

MLS # A2257390



**\$289,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Freezer, 2 Sheds, Window Coverings, Entertainment Center

Discover this meticulously maintained half duplex in the desirable Mountview neighborhood, offering exceptional space and versatility for families or investors. Fully developed with 2 living rooms and a cozy wood-burning fireplace, this home features 3 bedrooms and a full bath upstairs, plus 3 more rooms in the basement with another full bathroom, kitchen sink, and wiring ready for additional laundry or a stove—ideal for a potential suite. Recent updates include newer shingles and windows, while the extraordinary backyard is fully fenced, beautifully maintained, and complete with 2 sheds. Sitting on a pie-shaped lot with a large driveway, this property combines function and charm, making it a rare find with endless possibilities.