



**9221 111 Avenue  
Grande Prairie, Alberta**

**MLS # A2286493**



**\$324,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	rg
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 16x20 headet workshop, shop heater, garden shed.

This updated 5 bed, 2 bath fully developed home with a 16'x20' heated workshop/studio is backing onto an easement and available for immediate possession! Located at 9221-111 Ave in Grande Prairie, this property offers incredible flexibility with space for a she-shed, office, man cave, hobby room, or gym, plus a functional layout featuring 3 bedrooms and a full bath upstairs, and 2 additional bedrooms with a second full bath downstairs. The basement also includes a spacious rec room, finished laundry room, and a storage room complete with cabinetry set up for a deep freeze. Extensive renovations completed in 2014 include a fully redone exterior with 1" foam insulation, new siding, soffit, and windows, along with a completely rebuilt basement with updated plumbing and electrical; additional updates include a 2014 furnace, 2018 hot water tank, 2010 shingles, and wiring inspected in 2025. The heated workshop is truly impressive with full power, natural gas heat, shelving, plywood-finished walls, and windows for natural light. Out front you'll find an extra-large 22' x 33' concrete parking pad that can accommodate two full-sized 1-ton dually long box crew cabs or up to four smaller vehicles. With all the big-ticket updates already done, this move-in-ready property is offered at \$324,900. Showing start monday! Click on the 3D or multi media link to view the 3D tour.