



**GRASSROOTS**  
REALTY GROUP

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9437 113 Avenue  
Grande Prairie, Alberta

MLS # A2289500



**\$309,900**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Mountview         |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | Bungalow          |               |                   |
| <b>Size:</b>     | 985 sq.ft.        | <b>Age:</b>   | 1969 (57 yrs old) |
| <b>Beds:</b>     | 5                 | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street        |               |                   |
| <b>Lot Size:</b> | 0.17 Acre         |               |                   |
| <b>Lot Feat:</b> | Back Yard         |               |                   |

|                    |                       |
|--------------------|-----------------------|
| <b>Heating:</b>    | Forced Air            |
| <b>Floors:</b>     | Laminate, Vinyl Plank |
| <b>Roof:</b>       | Asphalt Shingle       |
| <b>Basement:</b>   | Full                  |
| <b>Exterior:</b>   | Stucco, Wood Siding   |
| <b>Foundation:</b> | Poured Concrete       |
| <b>Features:</b>   | See Remarks           |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | RG |
| <b>Utilities:</b> | -  |

**Inclusions:** n/A

Located on a quiet street in Mountview this home offers a south-facing backyard that backs onto a park. It features five bedrooms and one and a half bathrooms, with the option to finish the half bathroom into a full one. The basement has been renovated with modern finishes. The spacious main level offers 3 bedrooms, 1 full bathroom, kitchen, dining, and living area; presenting ample space for a family. The backyard is fully fenced and includes a large shed/hangout area, tons of gardens, fire pit with the park directly behind. Updates include a newer roof, a newer hot water tank, and a furnace that was replaced in 2006. Schedule a visit to see this property today!