



**9641 113 Avenue  
Grande Prairie, Alberta**

**MLS # A2296309**



**\$284,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** window coverings

Here's the perfect starter home or revenue property. Located on a mature street in Mountview you will find this spacious bungalow. Very functional 1152 sq ft house with 3 bedrooms and 1 bathroom on the main floor. The entrance is nice size - lots of room for boots & coats. The living room has a large picture window and feature wood wall. The dining area also boosts a large window which lets lots of light into the kitchen/dining area.. The kitchen has lots of counter space and dishwasher! The lower level is partially developed and could be used for many different purposes - family room, currently set up as a guest bedroom, or a gym (interlocking gym matting on the floor). This home boosts good shingles and a hi efficiency furnace. The yard has beautiful mature trees and an easement behind. This is very good HOUSE is ONLY \$284,900. Check it out before it's gone.