



9224 112a Avenue
Grande Prairie, Alberta

MLS # A2298914



\$259,900

Division:	Mountview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	921 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Street		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Open Floorplan, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, All Light Fixtures, Shed, Bathroom wall cabinets, Bar Stools (4), Attached shelves in living room.

Welcome to Mountview — a quiet, spacious neighborhood that's a great place to put down roots and get into the market! This well-cared-for home offers 4 bedrooms and 2 updated bathrooms, with thoughtful upgrades throughout including engineered hardwood flooring, freshly painted spaces, modernized bathrooms (up and down), a jetted tub, newer hot water tank, and more. The main level feels bright and welcoming with a light-filled living room, a great-sized dining space, and a well-organized kitchen with plenty of cabinet and counter space, plus a large window letting tons of natural light in! Down the hall you'll find two comfortable bedrooms and a roomy main bathroom. The side entrance provides extra storage and leads to the fully finished lower level featuring a cozy second living area with a bar, two more spacious bedrooms, another full bathroom, and a large laundry area with plenty of storage space. (This side entry provides an good opportunity for roommates as well!). Outside, enjoy a spacious wrap-around ground-level deck and a fully fenced yard with mature trees, an apple tree, and no immediate rear neighbors thanks to the easement behind — giving you extra privacy and space to relax or entertain. Located close to schools, parks, playgrounds, and everyday amenities, this is a fantastic opportunity for first-time buyers, young families, or anyone looking for an affordable move-in ready home in a great neighborhood.