



**GRASSROOTS**  
REALTY GROUP

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**9222 112 A Avenue  
Grande Prairie, Alberta**

**MLS # A2195498**



**\$280,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Charming Semi-Detached Bi-Level in Mountview &ndash; Spacious Yard & Endless Possibilities! Welcome to this inviting semi-detached bi-level, tucked away on a quiet street in the desirable Mountview neighborhood. With great curb appeal, the home features matching exterior paint for both units, newer patio sliding doors, and a fresh white railing across the front. A private side entrance, set behind the fenced yard, adds an extra touch of privacy and security. Inside, the upper level offers a warm, functional layout. Two comfortable bedrooms and a full bathroom are located on one side, while the bright kitchen and living area flow seamlessly on the other&mdash;perfect for both everyday living and entertaining. Thoughtful updates throughout enhance the home&rsquo;s cozy charm. The lower level offers even more living space and potential, including a spacious primary bedroom with a jet tub, a 3-piece bathroom, laundry closet, and an open area ideal for storage, a home office, or hobby space. Step outside to enjoy the large fenced yard, perfect for children, pets, or summer gatherings. Whether you&rsquo;re a first-time buyer, looking to downsize, or seeking an investment opportunity, this property offers plenty of flexibility. Property is tenant-occupied; most photos were taken prior to tenancy. Attached unit also available &ndash; MLS# A2196486 Don&rsquo;t miss out on this versatile home in a prime location. Contact your REALTOR&reg; today to book a showing!