



9112 112 Avenue  
Grande Prairie, Alberta

MLS # A2201674



**\$279,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,171 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** 1 Garage door remote, TV mount

This 1,171 sq ft fully developed home is in a great location, close to two schools in a friendly neighborhood. The main floor features a practical kitchen with an open island overlooking the living area, along with a half bath. Upstairs, are two extra spacious bedrooms (rather than 3 reasonably sized bedrooms - this tells you how big these two rooms are!), both have walk-in closets and private ensuite bathrooms. The basement is fully developed, complete with a gas fireplace and new carpeting added in 2025. The property includes a single attached garage and three additional off-street parking spaces by the home. Recent updates include a new furnace and hot water tank in 2023, shingles about 10 years old, and kitchen improvements such as refaced cabinets and new pot drawers in 2023. The yard is landscaped, fenced, and ready for you to enjoy. This home offers comfort and convenience in a well-maintained package.