



**GRASSROOTS**  
REALTY GROUP

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**9406 112 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2208626**



**\$349,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Carport, Garage Door Opener, Heated Garage, Insulated,		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Storage		

**Inclusions:** Hutch in dining room, window coverings

Welcome to a charming and well-cared-for bungalow located in the heart of Mountview, one of Grande Prairie's most established and family-friendly neighborhoods. This home offers a warm, functional layout with plenty of thoughtful upgrades that make it move-in ready and full of potential. Inside, you're welcomed by a bright main floor with LARGE south-facing windows that fill the living and dining areas with natural light. The kitchen is well-equipped with ample cabinetry, a gas stove, and now features a stylish, matching hutch for additional storage and character. The primary bedroom includes a walk-in closet and convenient two-piece ensuite, while two more bedrooms and a full bathroom complete the main level. Downstairs, the fully developed basement, offers fantastic flexibility with a nonconforming SUITE, featuring a kitchenette, family room, two bedrooms, and shared laundry. The basement stove will be staying, making this space ideal for extended family or rental income. Recent updates throughout the home include a new washer and dryer added in 2023, a new furnace installed in 2022, and the air conditioning system recharged in the same year to keep the home cool in the summer. The central vacuum system adds everyday convenience, and a gas BBQ hookup is ready for outdoor entertaining. The heated garage and covered carport offer ample parking and year-round comfort. Outside, you will notice a large gate that leads to the expansive backyard. Perfect for accessing the NEW 12x16 shed for quad storage, tools, equipment, or seasonal items. This yard is a blank canvas—there is no grass currently planted, but the space has been filled with quality topsoil and beautiful mature apple trees, providing a great foundation for future landscaping, a garden, or a play area. This home truly blends functionality, comfort, and

opportunity in a great location close to schools, parks, and amenities. Don't miss your chance to own this versatile property with so much to offer—book your private showing today!