

**9653 113 Avenue
Grande Prairie, Alberta**

MLS # A2246183



\$309,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: washer, dryer, microwave, fridge, stove, dehumidifier, freezer, wall unit up stairs, wall unit, downstairs, fridge in back porch, water filtration system, all window coverings, outside lawn furniture on deck, detached sheds

Welcome to 9653 113 Avenue in Mountview, Grande Prairie. This home offers a practical layout with bright and spacious living areas, a good-sized kitchen, and comfortable bedrooms. The basement adds extra space for storage, hobbies, or family gatherings. The property features a private backyard and a detached garage, providing both outdoor potential and convenience. While the house does need some updates and a bit of TLC, it's been priced fairly to reflect that. This presents a great opportunity for buyers who want to build equity or personalize a home to their taste. Enjoy the mature trees and established neighbourhood, close to parks, schools, and all the amenities Grande Prairie has to offer. If you're looking for a property you can make your own in a friendly area, 9653 113 Avenue could be the right fit. Come see its potential for yourself!