

9245 112A Avenue  
 Grande Prairie, Alberta

MLS # A2275272

**\$309,900**

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	855 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		
<b>Inclusions:</b> N/A			

Located on a quiet cul-de-sac, this property sits on a pie-shaped lot with a west-facing backyard backing directly onto a park, offering privacy and open views rarely found. The standout feature is the separate heated 28 x 26 garage with ample room for parking, storage, or a workshop, making it ideal for tradespeople, hobbyists, or anyone needing serious garage space. The home offers three bedrooms and two bathrooms, along with a back deck, and presents an opportunity for buyers looking to renovate, add value, or secure an exceptional location with a hard-to-find garage setup.