

**9302 113A Avenue  
Grande Prairie, Alberta**

**MLS # A2291594**



**\$399,900**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Summit                       |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | Bi-Level                     |               |                   |
| <b>Size:</b>     | 1,110 sq.ft.                 | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 5                            | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached       |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                   |

|                    |                                |                   |    |
|--------------------|--------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Open Floorplan                 |                   |    |

**Inclusions:** na

This spacious 5-bedroom home offers the perfect blend of comfort, functionality, and privacy, backing directly onto peaceful green space with no rear neighbors. Enjoy beautiful views and the added tranquility of nature right from your backyard, creating an ideal setting for relaxing evenings, entertaining guests, or watching the kids play. Homes in locations like this are highly sought after for the sense of openness and privacy they provide. Inside, the home offers generous living areas and a flexible layout, making it well suited for growing families, those who work from home, or anyone who appreciates extra space. With five well-sized bedrooms, there is plenty of room for family members, guests, or even a dedicated office, gym, or hobby space. Basement was renovated by Service Master including new HW and Furnace. Located in a desirable setting while still being close to schools, parks, and everyday amenities, this property offers the rare combination of space, comfort, and a beautiful natural backdrop—making it a fantastic place to call home.