

9224 112a Avenue  
Grande Prairie, Alberta

MLS # A2298914



**\$259,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Street		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, All Light Fixtures, Shed, Bathroom wall cabinets, Bar Stools (4), Attached shelves in living room.

Welcome to Mountview &mdash; a quiet, spacious neighborhood that's a great place to put down roots and get into the market! This well-cared-for home offers 4 bedrooms and 2 updated bathrooms, with thoughtful upgrades throughout including engineered hardwood flooring, freshly painted spaces, modernized bathrooms (up and down), a jetted tub, newer hot water tank, and more. The main level feels bright and welcoming with a light-filled living room, a great-sized dining space, and a well-organized kitchen with plenty of cabinet and counter space, plus a large window letting tons of natural light in! Down the hall you'll find two comfortable bedrooms and a roomy main bathroom. The side entrance provides extra storage and leads to the fully finished lower level featuring a cozy second living area with a bar, two more spacious bedrooms, another full bathroom, and a large laundry area with plenty of storage space. (This side entry provides an good opportunity for roommates as well!). Outside, enjoy a spacious wrap-around ground-level deck and a fully fenced yard with mature trees, an apple tree, and no immediate rear neighbors thanks to the easement behind &mdash; giving you extra privacy and space to relax or entertain. Located close to schools, parks, playgrounds, and everyday amenities, this is a fantastic opportunity for first-time buyers, young families, or anyone looking for an affordable move-in ready home in a great neighborhood.