Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9343 112a Avenue
Grande Prairie, Alberta

MLS # A2328240



$249,901

Division:	Mountview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	900 sq.ft.	**Age:**	1971 (55 yrs old)
Beds:	3	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Other	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge, stove , washer, dryer in bsmt

Whether you're looking for an investment property, or a home with space for extended family, this duplex offers endless possibilities! The main level features a charming retro-style interior full of character, with 2 spacious bedrooms, a 4-piece bathroom, a bright living room, and a functional kitchen that brings a touch of vintage charm. The lower level offers a 1-bedroom suite complete with its own kitchen, comfortable living area, and a 4-piece bathroom—ideal for accommodating guests, or providing private space for family members. With separate living areas and flexible use options, this property is perfect for investors, first-time buyers, or anyone looking to offset their mortgage with mother in law in the basement. Don't miss your chance to own this versatile property with plenty of potential. Whether you renovate, rent, or move right in, this duplex is ready for its next chapter!

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