



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9344 112 Avenue
Grande Prairie, Alberta

MLS # A2229171



\$349,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

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

Inclusions: N/A

This beautifully updated starter home is packed with features and full of potential! Located on an incredibly quiet street, this fully finished 5-bedroom, 2.5-bathroom home sits on a massive fenced lot with an acreage-like backyard—perfect for kids, pets, and entertaining. You'll love the gate access behind the playhouse, ideal for future RV parking or extra storage. Step inside to discover a fresh, modern feel throughout, thanks to new shingles, many new windows, updated bathrooms, and new paint across the entire home. The spacious living room features stylish feature walls, and the tasteful upper-level flooring adds an elegant touch. The home also boasts updated electrical and high efficiency furnace providing peace of mind for years to come. The open-concept main floor is flooded with natural light, with side doors off the dining area leading to your private deck. The primary bedroom includes a convenient half ensuite, and the additional bedrooms are generously sized. Downstairs offers a large living space, two additional bedrooms, and a full bath—plus huge potential for a mother-in-law suite thanks to the separate entrance. The insulated and boarded garage adds function and comfort year-round. Seller is offering a \$5,000 flooring allowance and can be put toward updating the basement flooring to match your personal style. With a long driveway for extra parking, an easement behind for added privacy, and so many recent upgrades, this home is move-in ready and perfect for any growing family. Come see the value for yourself!