



GRASSROOTS
REALTY GROUP

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**9205 111 Avenue
Grande Prairie, Alberta**

MLS # A2241939



\$349,995

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,005 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot		

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

Inclusions: None

Welcome to your opportunity to own a solid, spacious home in the heart of Mountview: One of Grande Prairie's most convenient and well-connected neighbourhoods. Situated on a generous corner lot just off 92nd Street, this property is steps away from schools, walking paths, and everyday amenities. With a functional layout, a large detached garage, and room for serious parking, this home offers both practicality and potential. Step inside through charming French doors and be greeted by a bright bi-level layout. The main floor features a welcoming living room anchored by a large bay window that fills the space with natural light. Just off the living area, the dining room offers views of the mature trees out back through two oversized windows, creating a peaceful, homey setting for family meals or casual gatherings. The kitchen is smartly laid out in a U-shape for maximum efficiency, with warm wood cabinets and a window above the sink that lets you keep an eye on the backyard while prepping dinner. Down the hall, you'll find three spacious bedrooms and a full bathroom, making the main floor a great fit for families or roommates alike. The lower level offers even more flexibility. One side of the basement features a cozy rec room complete with a wood stove and a built-in bar - perfect for game nights or hosting friends. On the other side, there's another bedroom and a flex space that could be used as a playroom, home office, or even a fifth bedroom. This space also has its own sink, giving it great potential for a guest suite or creative use. Outside, the backyard was made for entertaining. A large deck offers plenty of room to relax or BBQ, while mature trees provide privacy and shade. The heated detached garage measures 20x26 and offers plenty of space for vehicles, tools, or hobbies. And for those who need parking... this home has you covered. The entire

front yard has been graveled, creating enough room to park up to eight vehicles along the front and down the driveway. Many windows have been upgraded over the years, and the home is in great condition with solid bones. It's move-in ready, but also a fantastic opportunity to update and personalise at your own pace. Whether you're a first-time buyer, a growing family, or someone looking for value and versatility, this Mountview home checks all the right boxes. Ready to make it yours? Call your favourite REALTOR® today!