



GRASSROOTS
REALTY GROUP

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9317 111 Avenue
Grande Prairie, Alberta

MLS # A2257390



\$289,900

Division:	Mountview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	968 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Freezer, 2 Sheds, Window Coverings, Entertainment Center

Discover this meticulously maintained half duplex in the desirable Mountview neighborhood, offering exceptional space and versatility for families or investors. Fully developed with 2 living rooms and a cozy wood-burning fireplace, this home features 3 bedrooms and a full bath upstairs, plus 3 more rooms in the basement with another full bathroom, kitchen sink, and wiring ready for additional laundry or a stove—ideal for a potential suite. Recent updates include newer shingles and windows, while the extraordinary backyard is fully fenced, beautifully maintained, and complete with 2 sheds. Sitting on a pie-shaped lot with a large driveway, this property combines function and charm, making it a rare find with endless possibilities.