



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9345 112A Avenue
Grande Prairie, Alberta

MLS # A2310536



\$299,900

Division:	Mountview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	923 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, Few Trees		

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

Inclusions: refrigerator (x2), stove (x2), dishwasher, washer (x2), dryer (X2), window coverings

Whether you're looking for a smart investment property or a home with a secondary suite, this beautifully updated half duplex offers outstanding value with separate upper and lower living spaces. Thoughtfully maintained and refreshed throughout, this property shows exceptionally well and is truly move-in ready. The upper suite features a bright and welcoming layout with two comfortable bedrooms, a full 4-piece bathroom, and plenty of natural light, making it an ideal space for homeowners or tenants alike. The lower suite offers its own functional living space with it's own exterior entrance, one bedroom, a spacious office or flex room that could easily be transformed into an oversized walk-in wardrobe or dressing room, a well-appointed kitchen with updated cabinetry, and a comfortable layout that feels open and inviting. Numerous recent updates provide peace of mind and add to the home's appeal, including fresh paint throughout, updated light fixtures and ceiling fans, new shingles completed in 2026, newer windows installed in 2013, a newer furnace, and updated kitchen cabinetry in the lower suite. From the moment you walk through the door, you'll appreciate how clean, bright, and well cared for this property truly is. Whether you're adding to your investment portfolio, purchasing your first income property, or searching for a home with income potential, this versatile property is one you won't want to miss. Contact your REALTOR® today to book your private showing.