



9638 112 Avenue
Grande Prairie, Alberta

MLS # A2314780



\$434,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	953 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Open		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	Garage heater		

Discover modern comfort and thoughtful design in this beautiful home, perfectly positioned in a quiet cul-de-sac within a well-established neighborhood. Offering exceptional functionality, stylish finishes, and a family-friendly location, this property is move-in ready and designed to impress. The exterior immediately captures attention with its attractive curb appeal, enhanced by a motorized front privacy blind system and an extended concrete driveway with additional parking space. The detached heated and insulated 24' x 20' garage with concrete flooring provides ample room for vehicles, storage, or recreational equipment, while dedicated RV parking adds even more convenience. Inside, the bright layout creates an inviting atmosphere ideal for everyday living and entertaining. The living room features vaulted ceilings and a gas fireplace, adding warmth and character to the heart of the home. The stylish L-shaped kitchen is outfitted with sleek quartz countertops, tiled backsplash, premium LG appliances, a sunken sink, a functional pantry and direct access to the deck. The primary suite provides a relaxing retreat with a generous closet and a private ensuite showcasing a beautifully tiled shower, and built in over the toilet cabinet. Two additional bedrooms and a full main bathroom with a tiled tub surround offer comfortable accommodations for family or guests. Convenient upper-level laundry enhances the home's practical layout. The basement is undeveloped and ready for your vision, offering excellent potential for additional living space, a recreation area, or a future mother-in-law suite. Step outside to enjoy the deck overlooking the fenced backyard — an ideal setting for outdoor entertaining or quiet evenings at home. On-demand hot water system, Central air conditioning, LED lighting, Quartz finishes throughout the home,

Heated garage, RV parking additional features add elegance to this house. Located just moments from an outdoor fitness park and near St. Clement Catholic School, this property combines peaceful living with excellent accessibility. With minimal local traffic and a welcoming community atmosphere, this home offers the perfect balance of comfort, style, and convenience. A great opportunity to own and personalize this beautiful home.