



GRASSROOTS
REALTY GROUP

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9205 111 Avenue
Grande Prairie, Alberta

MLS # A2325220



\$349,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,005 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn		

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

Inclusions: N/A

Welcome to this well-maintained bi-level home located in the desirable community of Mountview. Situated close to schools, parks, walking trails, shopping, and everyday amenities, this property offers an excellent combination of space, location, and value. The bright main floor welcomes you with an abundance of natural light and a functional layout designed for comfortable family living. The spacious living room serves as the heart of the home, while the adjoining dining area provides the perfect setting for family meals and gatherings. The kitchen offers plenty of cabinet and counter space. Down the hall, you'll find three generously sized bedrooms and a full bathroom, providing ample room for a growing family. The lower level adds even more living space with a large family room featuring a cozy fireplace. An additional bedroom and a versatile flex room offer endless possibilities for a home office, gym, playroom, hobby space, or guest accommodation. Outside, the mature backyard offers privacy and room to enjoy the outdoors, complete with a large deck ideal for entertaining family and friends. The heated detached garage provides excellent storage and workspace, while the extensive front parking area offers plenty of room for multiple vehicles, RV parking, or recreational toys. Many of the windows have been updated over the years, and the home has been well cared for, offering buyers a solid property they can move into immediately. Whether you're a first-time home buyer, an investor, or a family looking for additional space in a great location, this Mount-view property presents an excellent opportunity to own a home with flexibility, character, and long-term potential. Call your favourite REALTOR® today to schedule your private viewing.

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