



GRASSROOTS
REALTY GROUP

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9222 112 A Avenue
Grande Prairie, Alberta

MLS # A2195498



\$275,000

Division:	Mountview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	880 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Shed

Charming Semi-Detached Bi-Level in Mountview – Spacious Yard & Endless Possibilities! Welcome to this inviting semi-detached bi-level, tucked away on a quiet street in the desirable Mountview neighborhood. With great curb appeal, the home features matching exterior paint for both units, newer patio sliding doors, and a fresh white railing across the front. A private side entrance, set behind the fenced yard, adds an extra touch of privacy and security. Inside, the upper level offers a warm, functional layout. Two comfortable bedrooms and a full bathroom are located on one side, while the bright kitchen and living area flow seamlessly on the other—perfect for both everyday living and entertaining. Thoughtful updates throughout enhance the home’s cozy charm. The lower level offers even more living space and potential, including a spacious primary bedroom with a jet tub, a 3-piece bathroom, laundry closet, and an open area ideal for storage, a home office, or hobby space. Step outside to enjoy the large fenced yard, perfect for children, pets, or summer gatherings. Whether you’re a first-time buyer, looking to downsize, or seeking an investment opportunity, this property offers plenty of flexibility. Property is tenant-occupied; most photos were taken prior to tenancy. Attached unit also available – MLS# A2196486 Don’t miss out on this versatile home in a prime location. Contact your REALTOR® today to book a showing!