

**9220 112 A Avenue
Grande Prairie, Alberta**

MLS # A2196486



\$280,000

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:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	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 Potential! Welcome to this inviting semi-detached bi-level home, perfectly situated on a quiet street in the desirable Mountview neighborhood. With great curb appeal, this home stands out with matching exterior paint for both units, newer patio sliding doors, and a stylish white railing across the front. A private side entrance, tucked behind the fenced yard, adds to the sense of security and seclusion. Step inside to discover a warm and welcoming living space. The upper level features a thoughtfully designed layout, with two comfortable bedrooms and a full bathroom on one side, while the kitchen and living area flow seamlessly on the other—perfect for both everyday living and entertaining. Many upgrades have been made to enhance the home's cozy and inviting atmosphere. Downstairs, the partially finished basement is full of potential! It boasts a spacious primary bedroom with an ensuite, a laundry area, and two additional rooms—ideal for storage, a home office, or even a hobby space. Outside, the large, fenced yard provides ample space for kids, pets, or summer gatherings, making it an ideal home for families, professionals, or those looking for a peaceful retreat. Don't miss this opportunity to own a versatile and well-located home in Mountview. Whether you're looking to move in and enjoy or add to your investment, this property offers incredible potential. This property is tenant occupied, and the real estate agent is related to the sellers. Most pictures are before tenants. Attached unit is also Available (MLS# A2195498) Contact your REALTOR®? today to schedule a viewing!