

# \$280,000 - 9222 112 A Avenue, Grande Prairie

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MLS® #A2195498

## \$280,000

3 Bedroom, 2.00 Bathroom, 880 sqft

Residential on 0.09 Acres

Mountview., Grande Prairie, Alberta

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 a fence, 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 a jet tub, a 3-piece bathroom, a laundry closet, and an open area—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# A2196486)

Contact your REALTOR® today to schedule a viewing!

Built in 1972

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2195498               |
| Price          | \$280,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 880                    |
| Acres          | 0.09                   |
| Year Built     | 1972                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bi-Level, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9222 112 A Avenue |
| Subdivision | Mountview.        |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8V3G7            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | See Remarks                  |
| Appliances        | Dishwasher, Dryer, Microwave |
| Heating           | Forced Air                   |
| Cooling           | None                         |
| Has Basement      | Yes                          |
| Basement          | Full, Partially Finished     |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Back Yard           |
| Roof              | Asphalt Shingle     |
| Construction      | Stucco, Wood Siding |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 176                 |
| Zoning         | RG                  |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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