

# \$280,000 - 9220 112 A Avenue, Grande Prairie

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MLS® #A2196486

## \$280,000

3 Bedroom, 2.00 Bathroom, 880 sqft  
Residential on 0.10 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 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!

Built in 1972

### **Essential Information**

MLS® #	A2196486
Price	\$280,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	880
Acres	0.10
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	9220 112 A Avenue
Subdivision	Mountview.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3G7

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
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Appliances	Dishwasher, Electric Range,
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 24th, 2025
Days on Market	169
Zoning	RG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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