

# \$349,900 - 9344 112 Avenue, Grande Prairie

MLS® #A2229171

**\$349,900**

5 Bedroom, 3.00 Bathroom, 1,008 sqft

Residential on 0.14 Acres

Mountview., Grande Prairie, Alberta

This beautifully updated starter home is packed with features and full of potential! Located on an incredibly quiet street, this fully finished 5-bedroom, 2.5-bathroom home sits on a massive fenced lot with an acreage-like backyardâ€”perfect for kids, pets, and entertaining. You'll love the gate access behind the playhouse, ideal for future RV parking or extra storage. Step inside to discover a fresh, modern feel throughout, thanks to new shingles, many new windows, updated bathrooms, and new paint across the entire home. The spacious living room features stylish feature walls, and the tasteful upper-level flooring adds an elegant touch. The home also boasts updated electrical and high efficiency furnace providing peace of mind for years to come. The open-concept main floor is flooded with natural light, with side doors off the dining area leading to your private deck. The primary bedroom includes a convenient half ensuite, and the additional bedrooms are generously sized. Downstairs offers a large living space, two additional bedrooms, and a full bathâ€”plus huge potential for a mother-in-law suite thanks to the separate entrance. The insulated and boarded garage adds function and comfort year-round. Seller is offering a \$5,000 flooring allowance and can be put toward updating the basement flooring to match your personal style. With a long driveway for extra parking, an easement behind for added privacy, and so many recent upgrades, this home is move-in ready and



perfect for any growing family. Come see the value for yourself!

Built in 1971

### **Essential Information**

MLS® #	A2229171
Price	\$349,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,008
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9344 112 Avenue
Subdivision	Mountview.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1V3

### **Amenities**

Parking Spaces	4
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	10
Zoning	RG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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