

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

**MLS # A2196486**



**\$290,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

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

**Inclusions:** Shed

Charming Semi-Detached Bi-Level in Mountview &ndash; 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&mdash;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&mdash;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 us today to schedule a viewing!