

# \$349,900 - 9406 112 Avenue, Grande Prairie

MLS® #A2208626

**\$349,900**

5 Bedroom, 3.00 Bathroom, 1,144 sqft  
Residential on 0.16 Acres

Mountview., Grande Prairie, Alberta

Welcome to a charming and well-cared-for bungalow located in the heart of Mountview, one of Grande Prairie's most established and family-friendly neighborhoods. This home offers a warm, functional layout with plenty of thoughtful upgrades that make it move-in ready and full of potential.

Inside, you're welcomed by a bright main floor with LARGE south-facing windows that fill the living and dining areas with natural light. The kitchen is well-equipped with ample cabinetry, a gas stove, and now features a stylish, matching hutch for additional storage and character. The primary bedroom includes a walk-in closet and convenient two-piece ensuite, while two more bedrooms and a full bathroom complete the main level.

Downstairs, the fully developed basement, offers fantastic flexibility with a nonconforming SUITE, featuring a kitchenette, family room, two bedrooms, and shared laundry. The basement stove will be staying, making this space ideal for extended family or rental income.

Recent updates throughout the home include a new washer and dryer added in 2023, a new furnace installed in 2022, and the air conditioning system recharged in the same year to keep the home cool in the summer. The central vacuum system adds everyday convenience, and a gas BBQ hookup is ready



for outdoor entertaining.

The heated garage and covered carport offer ample parking and year-round comfort. Outside, you will notice a large gate that leads to the expansive backyard. Perfect for accessing the NEW 12x16 shed for quad storage, tools, equipment, or seasonal items. This yard is a blank canvasâ€”there is no grass currently planted, but the space has been filled with quality topsoil and beautiful mature apple trees, providing a great foundation for future landscaping, a garden, or a play area.

This home truly blends functionality, comfort, and opportunity in a great location close to schools, parks, and amenities.

Donâ€™t miss your chance to own this versatile property with so much to offerâ€”book your private showing today!

Built in 1969

### **Essential Information**

MLS® #	A2208626
Price	\$349,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,144
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9406 112 Avenue
Subdivision	Mountview.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1V4

### **Amenities**

Parking Spaces	5
Parking	Garage Door Opener, Heated Garage, Insulated, Parking Pad, Single Garage Attached, Additional Parking, Carport
# of Garages	1

### **Interior**

Interior Features	Bookcases, Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Private, City Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	14
Zoning	RG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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