

# \$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 Possibilities!

Welcome to this inviting semi-detached bi-level, tucked away on a quiet street in the desirable Mountview neighborhood. With great curb appeal, the home features matching exterior paint for both units, newer patio sliding doors, and a fresh white railing across the front. A private side entrance, set behind the fenced yard, adds an extra touch of privacy and security.

Inside, the upper level offers a warm, functional layout. Two comfortable bedrooms and a full bathroom are located on one side, while the bright kitchen and living area flow seamlessly on the other – perfect for both everyday living and entertaining. Thoughtful updates throughout enhance the home's cozy charm.

The lower level offers even more living space and potential, including a spacious primary bedroom with a jet tub, a 3-piece bathroom, laundry closet, and an open area ideal for storage, a home office, or hobby space.

Step outside to enjoy the large fenced yard, perfect for children, pets, or summer gatherings. Whether you're a first-time buyer, looking to downsize, or seeking an investment opportunity, this property offers



plenty of flexibility.

Property is tenant-occupied; most photos were taken prior to tenancy.

Attached unit also available – MLS# A2196486

Don't miss out on this versatile home in a prime location. Contact your REALTOR® today to book a showing!

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 Hood Fan, Refrigerator, Stove(s), Washer |
| 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 | 198                 |
| Zoning         | RG                  |

## Listing Details

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

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