

9653 113 Avenue  
Grande Prairie, Alberta

MLS # A2246183



## \$309,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Mountview              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,180 sq.ft.           | <b>Age:</b>   | 1968 (57 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden      |               |                   |

|                    |                          |                   |    |
|--------------------|--------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Siding              | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Storage  |                   |    |

**Inclusions:** washer, dryer, microwave, fridge, stove, dehumidifier, freezer, wall unit up stairs, wall unit, downstairs, fridge in back porch, water filtration system, all window coverings, outside lawn furniture on deck, detached sheds

Welcome to 9653 113 Avenue in Mountview, Grande Prairie. This home offers a practical layout with bright and spacious living areas, a good-sized kitchen, and comfortable bedrooms. The basement adds extra space for storage, hobbies, or family gatherings. The property features a private backyard and a detached garage, providing both outdoor potential and convenience. While the house does need some updates and a bit of TLC, it's been priced fairly to reflect that. This presents a great opportunity for buyers who want to build equity or personalize a home to their taste. Enjoy the mature trees and established neighbourhood, close to parks, schools, and all the amenities Grande Prairie has to offer. If you're looking for a property you can make your own in a friendly area, 9653 113 Avenue could be the right fit. Come see its potential for yourself!