

**9224 110 Avenue
Grande Prairie, Alberta**

MLS # A2273436



\$355,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	925 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Treed		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

If you are looking for a home that is move in ready with great updates and an unbeatable location, this one is worth a closer look. Situated directly across from a park, it offers a setting that works beautifully for families, first time buyers, and investors. Inside, the main floor feels bright and open with a welcoming living area and a spacious kitchen and dining space filled with natural light. This level includes a full bathroom and an amazing primary bedroom with a generous walk through closet that leads into a private ensuite. The lower level adds so much flexibility with a large entertainment and TV room, three additional bedrooms, another full bathroom, and a dedicated laundry area. Thoughtful updates throughout the home provide extra peace of mind including newer plumbing, electrical, windows, siding, doors, hot water tank and furnace. Step out from the dining room onto a deck that is perfect for barbecuing or relaxing. The fully fenced yard has plenty of room for kids or pets to play, and you get a large front yard, a large backyard, and a spacious driveway for extra parking. There is also plenty of room to add a future garage if you choose, giving you even more potential down the road.