ROBERT HART MOORE
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9313 111 Avenue
Grande Prairie, Alberta

MLS # A2348135

$274,900

Division:	Mountview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	954 sq.ft.	**Age:**	1974 (52 yrs old)
Beds:	3	**Baths:**	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Shed, Window Coverings, Basement Couch, Locker in Furnace Room

Fantastic opportunity in Mountview! Situated on a generous pie-shaped lot with a long driveway, mature trees and established landscaping, this well-kept duplex has a private feel that makes it easy to forget you’re not in a detached home. The standout is the spacious living room, filled with natural light and offering a comfortable space to relax or entertain. The bright eat-in kitchen is equally inviting, featuring a bay window, gas stove for the chef in the family, and a large pass-through to the living room that keeps the spaces connected while still providing some separation. Rounding out the main level are three bedrooms and a recently updated main bathroom, creating a practical and comfortable layout for everyday living. The basement is partially developed and includes a full bathroom with laundry, a separate furnace room and a large open area ready for your ideas. There is plenty of room to create additional living space, including the potential for a fourth bedroom. Outside, the fenced backyard offers mature landscaping, an apple tree, raspberry bushes, a firepit and patio area. The spacious paved driveway provides plenty of parking, with room for an RV or work trailer. A green easement along the side and rear of the property adds extra separation and privacy. A bus stop directly across the street provides everyday convenience and helps keep the street regularly maintained throughout the winter. With a functional bungalow layout, a mature yard and room to grow, this Mountview home is a great option for first-time buyers, young families, downsizers or anyone looking for value in an established neighborhood. Available for immediate possession! Put this one on your must-see list!

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