



DON'T GAMBLE WITH YOUR HOME.
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9112 112 Avenue
 Grande Prairie, Alberta

MLS # A2201674



\$279,900

Division:	Crystal Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,171 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: 1 Garage door remote, TV mount

This 1,171 sq ft fully developed home is in a great location, close to two schools in a friendly neighborhood. The main floor features a practical kitchen with an open island overlooking the living area, along with a half bath. Upstairs, are two extra spacious bedrooms (rather than 3 reasonably sized bedrooms - this tells you how big these two rooms are!), both have walk-in closets and private ensuite bathrooms. The basement is fully developed, complete with a gas fireplace and new carpeting added in 2025. The property includes a single attached garage and three additional off-street parking spaces by the home. Recent updates include a new furnace and hot water tank in 2023, shingles about 10 years old, and kitchen improvements such as refaced cabinets and new pot drawers in 2023. The yard is landscaped, fenced, and ready for you to enjoy. This home offers comfort and convenience in a well-maintained package.