

# \$325,000 - 9626 111 Avenue, Grande Prairie

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MLS® #A2241141

**\$325,000**

3 Bedroom, 1.00 Bathroom, 1,296 sqft

Residential on 0.15 Acres

Mountview., Grande Prairie, Alberta

Welcome to this beautifully upgraded character home in the mature neighbourhood of Mountview. Almost everything has been done from windows, siding, shingles, a 500 sq/ft addition, and a completely redone interior. This spacious home features an open-concept living space with large windows that let in plenty of daylight! Custom kitchen is MASSIVE featuring a center island, stainless steel appliances, crisp tile backsplash, built-in wine rack, drop lighting, and tons of cabinet space. 2 huge bedrooms remodelled when the addition was added, including 2 oversized closets in the primary bedroom. The amazing spa-like bathroom equipped with tile backsplash, tile flooring, his and her vanities, and a tiled shower with built-in inserts, rounds out the main floor. The lower level is developed with an additional bedroom, family room, and storage space. The home is situated on a pet owner's dream lot! Fully fenced with lush green grass, mature trees, and multiple saskatoon bushes! An engineered deck and a storage shed complete the backyard oasis. From the neighborhood to the yard to the kitchen, this home has it all! Call your realtor today to book a showing before it's sold!

Built in 1965

## Essential Information

MLS® #

A2241141



|                |             |
|----------------|-------------|
| Price          | \$325,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,296       |
| Acres          | 0.15        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9626 111 Avenue |
| Subdivision | Mountview.      |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V 1T2         |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, See Remarks, Walk-In Closet(s)                                  |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, High Efficiency                                                     |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Electric                                                                        |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Partial                                                               |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                  |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 17              |
| Zoning         | RG              |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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