

# \$349,900 - 9249 109 Avenue, Grande Prairie

MLS® #A2247512

## \$349,900

4 Bedroom, 2.00 Bathroom, 1,035 sqft  
Residential on 0.13 Acres

Mountview., Grande Prairie, Alberta

Tucked away on a quiet local-traffic street, this charming home has been beautifully updated. All the big-ticket items are done – including a modern kitchen with updated cabinets, tile backsplash, undercabinet lighting, stainless steel appliances, renovated bathrooms, vinyl windows, shingles, hot water tank, flooring, electrical, light fixtures including pot lighting, attic insulation, back deck, and concrete parking pad.

The main floor offers 3 bedrooms, including the primary with its own 2-piece ensuite. The basement boasts a spacious bedroom, a dedicated laundry room, a massive family room, and an undeveloped area perfect for storage or future development. Step outside to a backyard built for relaxing and entertaining, complete with a deck, firepit area, and shed. Surrounded by mature lilac bushes, it’s one of the most private yards in the city. The front yard features a stunning mature tree with a swing, adding to the home’s warmth and character.

This property is move-in ready and sure to impress!

Built in 1972

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2247512  |
| Price    | \$349,900 |
| Bedrooms | 4         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,035       |
| Acres          | 0.13        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9249 109 Avenue |
| Subdivision | Mountview.      |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V3L4          |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Concrete Driveway, Off Street, Parking Pad |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Smoking Home, See Remarks, Vinyl Windows                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Landscaped, Lawn, Many Trees, Private      |
| Roof              | Asphalt Shingle                            |
| Construction      | Concrete, Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                            |

### Additional Information

Date Listed August 11th, 2025

Days on Market 5

Zoning RG

### **Listing Details**

Listing Office RE/MAX Grande Prairie



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