

**9221 111 Avenue
Grande Prairie, Alberta**

MLS # A2286493

\$324,900



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|------------------|--|---------------|-------------------|
| Division: | Mountview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 870 sq.ft. | Age: | 1972 (54 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, No Neighbours Behind | | |

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|--------------------|------------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | rg |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: 16x20 heated workshop, shop heater, garden shed.

This updated 5 bed, 2 bath fully developed home with a 16' x 20' heated workshop/studio is backing onto an easement and available for immediate possession! Located at 9221-111 Ave in Grande Prairie, this property offers incredible flexibility with space for a she-shed, office, man cave, hobby room, or gym, plus a functional layout featuring 3 bedrooms and a full bath upstairs, and 2 additional bedrooms with a second full bath downstairs. The basement also includes a spacious rec room, finished laundry room, and a storage room complete with cabinetry set up for a deep freeze. Extensive renovations completed in 2014 include a fully redone exterior with foam insulation, new siding, soffit, and windows, along with a completely rebuilt basement with updated plumbing and electrical; additional updates include a 2014 furnace, 2018 hot water tank, 2010 shingles, and wiring inspected in 2025. The heated workshop is truly impressive with full power, natural gas heat, shelving, plywood-finished walls, and windows for natural light. Out front you'll find an extra-large 22' x 33' concrete parking pad that can accommodate two full-sized 1-ton dually long box crew cabs or up to four smaller vehicles. With all the big-ticket updates already done, this move-in-ready property is offered at \$324,900. Showing start monday! Click on the 3D or multi media link to view the 3D tour.