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9221 111 Avenue
Grande Prairie, Alberta

MLS # A2286493



\$324,900

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		

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 headet workshop, shop heater, garden shed.

This updated 5 bed, 2 bath fully developed home with a 16'x20' 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 1" 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.