



**GRASSROOTS**  
REALTY GROUP

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9745 117 Avenue  
Grande Prairie, Alberta



**\$233,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1975 (43 yrs old)
<b>Beds:</b>	3 up / 2 down	<b>Baths:</b>	2
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	No		
<b>Driveway:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** Municipal

**Floors:** -

**Sewer:** -

**Roof:** -

**Taxes:** \$ 2,738

**Basement:** Full

**Condo Fee:** -

**Exterior:** Vinyl

**Lot Fee:** -

**Land:** -

**Maintenance Fee:** -

**Features:** Non-Smoking Home

**Inclusions:** fridge, stove, dishwasher, washer, dryer



Charming family home in Crystal Ridge. This bungalow has 5 bedrooms and 2 full bathrooms. The main floor features an updated kitchen, spacious living room 3 bedrooms including a good sized master and a full bathroom. The fully developed basement has a living room, 2 more bedrooms an office and another full bathroom. The exterior of the home has modern vinyl siding and newer shingles. This home is close to amenities and ready for you and your family!