



GRASSROOTS
REALTY GROUP

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**9606 124 A Avenue S
Grande Prairie, Alberta**

MLS # A2216690



\$344,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,077 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parkade, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vinyl Windows		

Inclusions: Fridge, Stove, BI Dishwasher, Washer, Dryer, Chest Freezer, All Window Covers, GDO and opener BI Vacuum and attachments (no power head)

This very well maintained one owner home located on a large corner lot with RV parking on a quiet back street in Crystal Ridge is ready for you to make it your own. This large 1077 sq ft fully developed roomy BI Level with a attached 24' X 26' finished garage with 220 wiring has had many recent upgrades including newer roof, furnace, eaves troughs, back deck and stairs. The main floor features include large roomy living room, formal dining area, huge kitchen with sunshine ceiling an abundance of solid oak cabinets, large master bedroom with 2 pc ensuite, two additional large bedrooms and a full 4 pc bath. Downstairs features large family room, a second large bedroom as well as a bonus finished flex room and a combined 3pc bath and laundry room. This home offers a rare opportunity to own a well-loved property in a fantastic neighborhood. Whether you're looking for a place to settle in as is or a project to transform into your dream home, this property has the potential to be truly special. Don't miss out on this gem – schedule a viewing today and imagine the possibilities!