



**GRASSROOTS**  
REALTY GROUP

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9214 128 Avenue  
Grande Prairie, Alberta

MLS # A2218114



**\$449,900**

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,968 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NA

2-Storey Family Home in a Tranquil Cul-de-Sac\*\* Welcome home! This spacious 1968 sq ft two-storey residence is perfectly situated in a serene cul-de-sac, offering a peaceful retreat while being conveniently close to all amenities. **\*\*Key Features:\*\*** Original maple hardwood floors and cabinets throughout ,kitchen with island and walk in pantry. The living room opens to the kitchen and dining - **\*\*Generous Living Space:\*\*** With 1968 sq ft of thoughtfully designed living space, this home boasts an inviting layout with the living room opening to the kitchen and dining, perfect for family gatherings and entertaining. - **\*\*Large Bonus Room:\*\*** Enjoy the flexibility of a spacious bonus room that can serve as a playroom, office, or media room, tailored to your lifestyle. This is the ultimate floorpan for families with young children **\*Primary suite with 4 piece ensuite complete with large soaker tub\*** - **\*\*Basement Ready for Development:\*\*** The unfinished basement presents an excellent opportunity for customization. Create your ideal living space, whether it's an in-law suite, a home gym, or additional storage. - **\*\*Bright and Airy Design:\*\*** Large windows throughout the home allow natural light to flood in, creating a warm and welcoming atmosphere. - **\*\*Family-Friendly Location:\*\*** Nestled in a quiet cul-de-sac, this home is ideal for families, providing a safe space for children to play while being just minutes away from parks, schools, shopping, and dining. This home is a rare find, combining space, functionality, and a prime location. Don't miss your chance to make this beautiful property your own! Call your favorite Realtor&reg;&nbsp;to view before it gone!