



**GRASSROOTS**  
REALTY GROUP

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9033 128 Avenue  
Grande Prairie, Alberta

MLS # A2244921



**\$539,999**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	See Remarks
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS

Beautifully maintained family home tucked away in a quiet cul-de-sac in the sought-after Crystal Lake neighborhood of Grande Prairie. This spacious 1,438 sq ft modified bi-level offers a bright and inviting layout, just steps from scenic lake trails, schools, and parks. The main floor features a welcoming family room with a cozy natural gas fireplace, a large UPDATED kitchen with island, corner pantry, and generous dining area. The primary bedroom boasts a 3-piece ensuite and his-and-hers closets. The fully developed basement includes a large family room, two additional bedrooms, a full bathroom, laundry room, and direct access to the heated garage—complete with hot and cold taps. The beautifully landscaped yard backs onto a park and offers mature trees, a fire pit area, full fencing, a large south facing deck with storage underneath and a 38-foot concrete driveway with ample space for RV parking. This home truly shows pride of ownership—a must-see!