



GRASSROOTS
REALTY GROUP

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8906 124 Avenue
Grande Prairie, Alberta

MLS # A2248568



\$469,900

| | | | |
|-----------|--|--------|-------------------|
| Division: | Crystal Lake Estates | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,447 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Insulated, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Cul-De-Sac | | |

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|-------------|---|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Fiberglass, Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | Rg |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Blinds and window coverings | | |

Nestled in a quiet Crystal Lake Estates cul-de-sac, this updated 5-bedroom, 3-bath modified bi-level has been lovingly maintained for nearly a decade by the owners and is truly move-in ready. Recent upgrades include new shingles 2021, hot water tank 2022, replaced carpets, fresh paint throughout most of the home, and updated lighting. The main level features vaulted ceilings over a bright living room and island kitchen with corner pantry and sleek black stainless steel appliances, plus two spacious bedrooms and a 4-piece bath. Upstairs, the luxurious master retreat easily fits a king bed and offers a U-shaped walk-in closet, 4-piece ensuite with jet tub, and a stylish barn door. The fully finished basement boasts two additional bedrooms, a full bath, laundry, and a large rec room with a cozy gas fireplace. The oversized 23' x 25' garage is insulated, drywalled, and gas-ready for a heater, while the backyard offers a lockable under-deck storage space, brand new fencing on one side, and plenty of room to enjoy. With modern updates, a functional layout, durable stucco exterior and October 1 possession available, this turnkey home is an excellent choice for northern Alberta living.