



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8828 120 Avenue
Grande Prairie, Alberta

MLS # A2260007



\$339,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,268 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings (All 'As Is')

Welcome to this inviting bungalow that's ready for your personal touch! The home opens to a bright, tiled entryway leading into a spacious living room with a large picture window that fills the space with natural light. The open concept kitchen offers a functional layout with a corner pantry, center island, and cozy dining nook - perfect for family meals or entertaining. Patio doors off the dining area lead to a deck overlooking the fully fenced and landscaped yard, ideal for outdoor enjoyment. The main level features a comfortable primary bedroom complete with a private 3pc ensuite, as well as a secondary bedroom and full bathroom. Downstairs, the unfinished basement offers great potential for customization and includes one completed bedroom and laundry area - ready for future development. Situated on a desirable corner lot, this property includes newer shingles, a double attached garage and ample yard space. With solid bones and a touch of TLC, this home presents a fantastic opportunity to build equity and make it your own. Book your showing today!