



**9644 126 Avenue  
Grande Prairie, Alberta**

**MLS # A2290720**



**\$339,900**

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, See Remarks, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, shed,

Don't miss this fully developed bi-level with no rear neighbors and back alley access! The bright main floor features new paint throughout and a spacious kitchen with ample cabinetry, open living and dining areas, two comfortable bedrooms, and a spacious full bathroom. The lower level offers a large family room, two additional bedrooms, a spacious bathroom, and conveniently located laundry at the base of the stairs. Updated laminate flooring throughout means no carpet for easy maintenance. Step outside to enjoy the large recently redone deck, enclosed for storage with new stairs & railing just off the kitchen through the bright sliding patio doors. The fully fenced yard includes fruit trees, shrubs, and a large shed with overhead door — perfect for storing tools and toys. There's plenty of rear gravel parking with tons of space & back-alley access. Located in a convenient neighborhood close to numerous amenities, including one of Grande Prairie's popular dog parks. Additional updates include new shingles in 2020, newer flooring & some doors as well as new fridge & dishwasher in 2025. A fantastic opportunity for first-time buyers or as a revenue property! Shows pride in ownership throughout making it the perfect place to call home.