



**9502 123 Avenue
Grande Prairie, Alberta**

MLS # A2124009



\$288,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,093 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Driveway, On Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, See Remarks, Treed		

Heating:	Forced Air, None	Water:	-
Floors:	Ceramic Tile, Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Combination, Slab, Wood	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Move in ready and located close to two K-8 public schools. Spacious established raised bungalow home on mature lot with two city easements offering privacy and quiet and is directly on a city bus route. Originally a six bedroom home it was remodelled into an up/down two suite home, then into a single home with four bedrooms, then into the current 3 bedroom with a den and bonus room downstairs. The space can easily go back to two separate 2 bedroom suites or into the 4 bedroom home. Back entry could allow for up down revenue for today's recent zoning bylaw changes. Upstairs living room features open design with beautiful south lighting and 16" ceramic tile. Kitchen is open with original oak cabinetry including built-in desk and china cabinet in dining area. 2017 stainless appliances compliment the space. Extra large master plus second bedroom and full bath. Downstairs has a large open family space with south facing windows, large corner bedroom, den, bonus space by laundry that is perfect as a cave or is a quick wall-addition for fourth bedroom. Large storage room with under stairs storage, laundry room and appliance/pantry plus the bathroom with shower. Siding and insulation was wrapped over X90 in 2007, windows replaced 2007, new shingles 2011, new water heater 2021. Paved driveway fits four vehicles, front side concrete patio area keeps entry ways clean. Gravelled area around 10X20 shed with back entry and a ground-level deck built in 2019, upper 10x14 back porch which also has full, dry under storage. Ground-level 10X16 BBQ deck compliments outdoor living. Close to scenic Crystal Lake, has a large front yard with flower beds and an established back yard with vegetable and flower gardens, a fire pit and lawn area.