



**9708 118 Avenue
Grande Prairie, Alberta**

MLS # A2129041



\$289,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Vinyl Siding

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to your picture-perfect bungalow retreat in the sought-after community of Crystal Ridge. Boasting a detached 22 x 24 heated garage, this home seamlessly blends convenience with charm. Meticulously cared for over the years, this residence showcases numerous upgrades including most windows, siding, roof, furnace, hot water tank, flooring, paint, exterior doors, fridge, stove, and more. From the moment you arrive, you'll be captivated by the pride of ownership evident in every detail. Outside, the property offers RV parking and a fenced yard, providing ample space for outdoor activities and relaxation. Garden boxes, a stone paver backyard space, and a perennial bed in the front yard add a touch of natural beauty to the surroundings. Step inside to discover a welcoming main floor featuring three bedrooms and a nicely updated 4-piece bathroom. The spacious kitchen, dining, and living areas create an inviting atmosphere for gatherings and everyday living. Venture downstairs to find a partially developed basement boasting a large rec room, one additional bedroom, a convenient 3-piece bathroom, laundry facilities, storage space, and a cold room. With plenty of room to spread out, this lower level offers endless possibilities for customization. Priced perfectly at \$299,900, this home represents an exceptional value in the Crystal Ridge community. Its close proximity to walking trails, parks, shopping centers, and bus routes ensures both convenience and leisure for residents. With its well-loved history and prime location, this property is a rare find. Don't miss your chance to own this meticulously maintained home—schedule your showing today and start making memories in this delightful abode.