



**GRASSROOTS**  
REALTY GROUP

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9514 123 Avenue  
Grande Prairie, Alberta

MLS # A2130577



**\$319,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, shed

This is the first time this one-owner home has ever hit the market. Very well maintained Bungalow with 4 beds and 2.5 baths. Kitchen has stainless appliances and the master bedroom has a 2 piece ensuite. Basement is fully developed with a bathroom, bedroom, and family room with a wet bar, WOOD BURNING Fireplace, and new vinyl plank flooring. Some recent upgrades include vinyl windows, high efficient furnace(2016), 60 gallon hot water tank(2016), Central AIR CONDITIONING (2016), and fibreglass shingles (2016). Large fenced yard has a 16x16 deck, 12x32 garden area, 12x20 shed, and backs onto a grass easement. All located just a short walk from Crystal Lake park, walking trails, skate park, dog park, wildlife estuary, and schools.