



GRASSROOTS
REALTY GROUP

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9054 128a Avenue
Grande Prairie, Alberta

MLS # A2151090



\$354,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,289 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Street Lighting		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, All Window Coverings, All Light Fixtures, Garage Door Opener

Welcome to this spacious bilevel home, perfectly situated in a family-friendly neighborhood just blocks away from the local elementary school. This charming residence boasts 3 bedrooms and 2 full baths, making it an ideal choice for families of all sizes. As you step inside, you'll be greeted by a large living room featuring a stunning bay window, vaulted ceilings, and a showcase gas fireplace. Warm contemporary colors create a welcoming atmosphere throughout. The open kitchen offers ample counter space and storage, making meal preparation a breeze. The Maple kitchen cabinetry is adorned with beautiful wood trim, dentil molding, and intricate details that add a touch of elegance to this space! (The fireplace also has many of these same wood accents too!). All of the appliances are included, ensuring a seamless move-in experience. Heading across to the bedrooms, you will find 2 additional bedroom spaces, perfect for the kids or an office! The main full bath is a great size, with lots of counter space & storage. The primary bedroom is exceptionally spacious, complete with a generous walk-in closet and a roomy ensuite bath. The unfinished lower level provides endless potential for future development, with large windows allowing plenty of natural light. Outside, the fully fenced yard is perfect for outdoor activities and entertaining, featuring a large upper partially covered deck and a lower patio. Additionally, the very large 24 x 26 garage offers plenty of space for vehicles and storage. Nestled in an excellent cul-de-sac location, this home is just steps away from the picturesque walking paths around Crystal Lake. Don't miss the opportunity to make this wonderful property your new home!