



**9737 117 Avenue
Grande Prairie, Alberta**

MLS # A2159080



\$299,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,005 sq.ft.	Age:	1974 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: all light fixtures, all window coverings

You can finally become a homeowner! This affordable, charming home just hit the market and is ready for new owners. Situated on a quiet, mature street and conveniently located close to Superstore, The Prairie Mall, Daycares & much more! Everything is within walking distance. This Bi-Level is cute as a button and you can still add your own designs to it. The main floor has a generously sized living room and dining area which are perfect for any family! The kitchen is tucked away in a great spot and offers you stunning countertops and a view overlooking the backyard. There is a door beside the kitchen giving you access into the big backyard that even has a covered deck! Letting the dogs in and out will be an easy task now. Walking down the hallway you will notice multiple storage cupboards for storing your linens & toiletries. On the main floor you have a 3pc main bathroom with a beautiful grey vanity, 2 spare/kids' rooms & the primary suite. The basement is 96% developed and gives you more space with a living area, storage space, a full bathroom, and a HUGE bedroom/rec room!! The backyard is fully fenced & well sized. Come and check out this gem today!