



**GRASSROOTS**  
REALTY GROUP

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9631 117 Avenue  
Grande Prairie, Alberta

MLS # A2176841



**\$319,000**

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,187 sq.ft.	Age:	1972 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

**Inclusions:** Fridge, Freezer, Stove , Washer/Dryer, Dishwasher, Hood range

Welcome to this charming 4-level split located in Crystal Ridge. This home boasts three bedrooms on the upper level along with two and a half bathrooms. The spacious primary bedroom not only features an ensuite but also opens up to a private balcony. The other two bedrooms comfortably accommodate queen-sized beds, with additional space to spare. Completing this floor is a full bathroom. As you descend a few steps, you'll be greeted by a bright, open kitchen that includes an island and ample counter space. The beautifully updated chocolate-colored cupboards, along with a full fridge and freezer, combine convenience and functionality. Adjacent to the kitchen, there is a well-sized dining area and a living room adorned with a lovely bay window that floods the space with natural light. Moving down another few steps leads you to a wide-open third-level games area, complete with a large TV and lounging space that could easily be converted into an additional bedroom while still allowing plenty of room for relaxation. A few more steps down take you to the fully developed fourth level, which houses the utilities, laundry facilities, and storage rooms, or could serve as yet another games area with a full bathroom. This lovely home sits on a generous 6,000 square-foot lot with no rear neighbors, offering RV parking and a fenced backyard featuring a large apple tree. The pride of ownership among the neighbors is evident, with several homes undergoing facelifts. Reach out to your preferred Realtor &reg; to schedule a viewing of this wonderful home for yourself.