



9618 123 Avenue  
Grande Prairie, Alberta

MLS # A2202855



**\$307,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Scenic Ridge  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,008 sq.ft.  | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Recta |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Partial   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | Residential  |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Vaulted Ceiling(s) |                   |              |

**Inclusions:** shed/play house in back yard

Nice clean 4 bedroom home in Scenic Ridge. The main floor features an open concept dining area, living room and kitchen with patio doors to the large deck. The appliance's have all been replaced since 2023 except for the fridge. The main floor is complete with 3 bedrooms and a full bathroom. The bathroom has hallway access but also has a pocket door to the primary bedroom. The basement has another bedroom, 3 piece bath, a rec room and laundry room. There could easily be another bedroom added downstairs. The motor in the furnace was replaced in 2019. Yard is fully fenced with back alley access and rear 3 stall parking. The whole fence and landing at entrance were redone in 2022. The shingles were relaced in 2023. Very well maintained home. Call your Realtor today for this perfect starter home.