



GRASSROOTS
REALTY GROUP

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9760 126 Avenue
Grande Prairie, Alberta

MLS # A2207413



\$399,900

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,115 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, vacuum system and attachments, all blinds and shed.

Welcome to this beautifully maintained and fully developed bi-level home on a large pie shaped lot, offering an ideal blend of comfort and functionality! Featuring 5 spacious bedrooms and 2.5 bathrooms, this home boasts vaulted ceilings, hardwood, laminate and tile flooring on main floor. The kitchen has a gas stove, stainless steel appliances (new fridge and microwave in 2024), and ample counter space. The fully developed basement includes a large family room, two additional bedrooms, and a 2 piece bathroom, with some newer vinyl plank flooring. Upgrades include new windows and doors in 2021, new shingles in 2021, new siding and rock accents on shed and rock on garage in 2023, new washer and dryer in 2023, and more! Enjoy outdoor living on the two-tier deck, overlooking the spacious pie-shaped lot. Additional features include a heated garage and a large 12' x 14' shed for extra storage. This home is truly move-in ready—don’t miss this opportunity!