



**GRASSROOTS**  
REALTY GROUP

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9602 120a Avenue  
Grande Prairie, Alberta

MLS # A2209118



**\$299,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Post & Beam, Vinyl Siding	<b>Zoning:</b>	MHS Man Home Subdivision
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Counters		
<b>Inclusions:</b>	N/A		

COMPLETELY RENOVATED!! Like-New 3 Bed, 2 Bath Home with 22 x 25 heated garage on a Prime Corner Lot! This stunning 3 bedroom, 2 bathroom home has been completely renovated inside and out—offering the perfect blend of modern comfort and functionality. Located on a spacious corner lot, this home boasts a bright open-concept layout filled with natural light, featuring a sky light that adds warmth and charm throughout the living space. Built with quality in mind, the home features 2x6 insulated, drywalled walls for added energy efficiency and durability. Enjoy the convenience of a double car heated garage, plus RV parking for your outdoor lifestyle. The private, fully fenced yard is ideal for families, pets, or simply relaxing in your own outdoor space. With all the updates and thoughtful finishes, this home feels just like new—without the new price tag. Move-in ready and packed with value! Shingles and siding were done 1.5 years ago, windows were done a few years prior.