

9402 120 Avenue
Grande Prairie, Alberta

MLS # A2215910



\$355,000

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|------------------|--|---------------|-------------------|
| Division: | Crystal Ridge | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 1,840 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Attached Carport, Concrete Driveway | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard | | |

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|--------------------|----------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Wood Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: n/a

Discover this one-of-a-kind 3-level split home in the sought-after community of Crystal Ridge. With 3 spacious bedrooms, 1.5 bathrooms, and a thoughtfully designed layout, this home offers both comfort and function for the modern family. Set on a large, PRIVATE-PIE SHAPED LOT, this property features TWO INVITING LIVING SPACES—including a cozy front living room with a beautiful wood-burning fireplace, perfect for chilly evenings. The OPEN-CONCEPT dining and kitchen area is flooded with natural light from the large east-facing windows, creating a bright and welcoming atmosphere. Just a few steps down, the THIRD LEVEL impresses with a generously sized kitchen boasting incredible storage, and stainless steel appliances. This level also includes a convenient half bath, laundry area, and a spacious family room with 3RD LEVEL WALKOUT access to the backyard patio - direct outdoor access—ideal for entertaining or relaxing with the family. UPSTAIRS, you’ll find a massive primary bedroom complete with his-and-hers closets, a full 4-piece bathroom, and two additional large bedrooms—perfect for growing families or guests. The fully fenced yard offers privacy and space for outdoor gatherings, while the widened concrete driveway and oversized carport provide parking for up to 4 vehicles, with the option to enclose the carport for added protection. Ideally located near Crystal Lake, park trails, schools, and public transit, this home is a perfect blend of space, charm, and convenience. Don’t miss your chance to own this unique gem in a prime location!