

**9606 124 A Avenue S**  
**Grande Prairie, Alberta**

**MLS # A2216690**



**\$344,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parkade, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Vinyl Windows		

**Inclusions:** Fridge, Stove, BI Dishwasher, Washer, Dryer, Chest Freezer, All Window Covers, GDO and opener BI Vacuum and attachments (no power head)

This very well maintained one owner home located on a large corner lot with RV parking on a quiet back street in Crystal Ridge is ready for you to make it your own. This large 1077 sq ft fully developed roomy BI Level with a attached 24' X 26' finished garage with 220 wiring has had many recent upgrades including newer roof, furnace, eaves troughs, back deck and stairs. The main floor features include large roomy living room, formal dining area, huge kitchen with sunshine ceiling an abundance of solid oak cabinets, large master bedroom with 2 pc ensuite, two additional large bedrooms and a full 4 pc bath. Downstairs features large family room, a second large bedroom as well as a bonus finished flex room and a combined 3pc bath and laundry room. This home offers a rare opportunity to own a well-loved property in a fantastic neighborhood. Whether you're looking for a place to settle in as is or a project to transform into your dream home, this property has the potential to be truly special. Don't miss out on this gem – schedule a viewing today and imagine the possibilities!