

8906 124 Avenue  
Grande Prairie, Alberta

MLS # A2248568



**\$469,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Insulated, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	Rg
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Blinds and window coverings		

Nestled in a quiet Crystal Lake Estates cul-de-sac, this updated 5-bedroom, 3-bath modified bi-level has been lovingly maintained for nearly a decade by the owners and is truly move-in ready. Recent upgrades include new shingles 2021, hot water tank 2022, replaced carpets, fresh paint throughout most of the home, and updated lighting. The main level features vaulted ceilings over a bright living room and island kitchen with corner pantry and sleek black stainless steel appliances, plus two spacious bedrooms and a 4-piece bath. Upstairs, the luxurious master retreat easily fits a king bed and offers a U-shaped walk-in closet, 4-piece ensuite with jet tub, and a stylish barn door. The fully finished basement boasts two additional bedrooms, a full bath, laundry, and a large rec room with a cozy gas fireplace. The oversized 23' x 25' garage is insulated, drywalled, and gas-ready for a heater, while the backyard offers a lockable under-deck storage space, brand new fencing on one side, and plenty of room to enjoy. With modern updates, a functional layout, durable stucco exterior and October 1 possession available, this turnkey home is an excellent choice for northern Alberta living.