

**9339 131 Avenue
Grande Prairie, Alberta**

MLS # A2247819



\$340,000

Division:	Lakeland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	872 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: N/A

Charming 4-bed, 2-bath bi-level home on a spacious rectangular lot. Step inside and be welcomed by soaring vaulted ceilings that create a bright, airy feel as soon as you walk through the door. The upper level features an inviting open-concept layout with a cozy living area and dining space that flows seamlessly into a great U-shaped kitchen, offering ample cupboard space and plenty of room for cooking and entertaining. Off the side of the home, enjoy access to a private deck, perfect for summer barbecues, evening dinners, or simply relaxing on a crisp fall night. The fully finished lower level offers a versatile family or recreation room, ideal for movie nights, a play area, or a home office setup. This level also includes two additional bedrooms, another full bathroom, and a conveniently located laundry/utility room. The backyard is partially fenced and features a large parking pad with space for two vehicles, providing practicality and convenience. Situated in a great location, this home is close to the Grande Prairie Regional Hospital, Crystal Park School, shopping, dining, and a variety of amenities. Public transit stops are nearby, making it an excellent choice for commuters. Whether you're a first-time buyer, growing family, or investor, this property offers great potential and value. Book your showing today—this one won't last!