

**9510 120 Avenue  
Grande Prairie, Alberta**

**MLS # A2248938**



**\$329,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This 3-bedroom, 2-bath bungalow is perfectly situated near the Prairie Mall, Crystal Lake, and endless walking trails. Enjoy a bright, inviting main floor and a basement that's ideal for guests or family, featuring a large living room with a wood-burning fireplace and a private bedroom with a 3-piece ensuite. Outside, you'll love the carport, detached garage, and a beautiful backyard ready to enjoy an evening around the campfire.