

**9628 124 Avenue
Grande Prairie, Alberta**

MLS # A2257147



\$359,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,889 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings		

Inclusions: Fridgex2, Stovex2, Microwave, Dishwaserx2, Washerx2, Dryerx2, Shed

Whether you are looking to break into home ownership at an affordable price, or adding another suited property to your rental portfolio this home will be sure to check all the boxes. Situated on a quiet street in Crystal Ridge Subdivision, located on a large lot with two driveways, as well as alley access on two sides of the property making it easy to access back yard or potential for future detached garage. Main level unit has its own entrance as well as own laundry and consists of one bedroom + office, full bathroom with tiled shower, and open concept kitchen/dining/living room. Upper unit consists of 2 bedrooms, large bathroom with own laundry and his and her sinks, living room, and open concept kitchen/dining. Off the kitchen is access to your front deck with a view of the city. Back yard is fully fenced and nicely complimented with big shed. Each unit has its own entry, own parking, own kitchen and own laundry. Book your viewing today!