

9405 124 Avenue  
Grande Prairie, Alberta

MLS # A2301692



**\$379,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Few Trees, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** GREEN HOUSE, 1 GARAGE DOOR OPENER REMOTE CONTROL, BUILT IN VAC & ATTACHMENTS, CONCRETE SIDEWALK PADS BY GARAGE, PICNIC TABLE

Nice home, in older neighbourhood with large lots, detached heated 22x26 sq ft garage. Green house with water plumbed to garden boxes. The main floor has been painted in the last year, some new flooring, new dishwasher, new furnace, new deck, new storm door on back door. Most windows have been updated over the years, kitchen had a small renovation in the last year, with 2 pantry cabinets added as well as built in dishwasher. Lovely sunroom addition on the back of the home, could be used as a large dining area and then having space for an island in the kitchen area if desired. The basement has 2 bedrooms, bathroom and utility room/laundry room.