

9741 119 Avenue  
Grande Prairie, Alberta

MLS # A2304139



**\$339,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** ALL APPLIANCES

THE PERFECT STARTER HOME located in a cul-de-sac! This property offers incredible value along with major recent upgrades, including a brand new professionally installed roof and new electrical panel. Located in Crystal Ridge, this 3-bedroom, 1-bathroom bungalow is an excellent opportunity for first-time buyers or investors looking for a rental property. The main floor features a bright, open layout with a spacious kitchen, dining area, and bathroom, highlighted by solid oak cabinets, a wall pantry, and a dishwasher. Upstairs, you'll find three generously sized bedrooms and a full 3-piece bathroom. The partially developed basement includes a rec room, laundry area, and is roughed in for a second bathroom, offering additional potential. The attached single garage could be converted into a workshop or used to keep your vehicle out of the elements, while the fully fenced yard backs onto an easement for added privacy with no direct rear neighbors. Immediate possession is available.