Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9424 123 Avenue
Grande Prairie, Alberta

MLS # A2344599



$237,000

Division:	Crystal Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,032 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	5	**Baths:**	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Greenbelt, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

This large bungalow style duplex is perfect for families as well as investors. Offering an open main plan with living and dining room seamlessly flowing. Kitchen has plenty of counter space with a pantry. Three bedrooms and a main bathroom upstairs. Downstairs has a mirrored image with an open rec room space, laundry, two more big bedrooms (one with walk in closet) and a full bathroom. Outside has a small attached front storage shed in front with mature landscaping, and a ground level patio at the side leading to the fully fenced private yard. Recent updates include furnace (2014), windows/doors (2019), Shingles (2018), Upper bedroom flooring (2026). If your looking for a smart investment to gain some equity, check this one out!

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