

**8906 124 Avenue
Grande Prairie, Alberta**

MLS # A2248568



\$469,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,447 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Insulated, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	Rg
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Blinds and window coverings		

Nestled in a quiet Crystal Lake Estates cul-de-sac, this updated 5-bedroom, 3-bath modified bi-level has been lovingly maintained for nearly a decade by the owners and is truly move-in ready. Recent upgrades include new shingles 2021, hot water tank 2022, replaced carpets, fresh paint throughout most of the home, and updated lighting. The main level features vaulted ceilings over a bright living room and island kitchen with corner pantry and sleek black stainless steel appliances, plus two spacious bedrooms and a 4-piece bath. Upstairs, the luxurious master retreat easily fits a king bed and offers a U-shaped walk-in closet, 4-piece ensuite with jet tub, and a stylish barn door. The fully finished basement boasts two additional bedrooms, a full bath, laundry, and a large rec room with a cozy gas fireplace. The oversized 23' x 25' garage is insulated, drywalled, and gas-ready for a heater, while the backyard offers a lockable under-deck storage space, brand new fencing on one side, and plenty of room to enjoy. With modern updates, a functional layout, durable stucco exterior and October 1 possession available, this turnkey home is an excellent choice for northern Alberta living.