

9401 122 Avenue
Grande Prairie, Alberta

MLS # A2270910



\$309,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,083 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

This updated older 5-bedroom home sits on a desirable corner lot and offers fantastic potential with rough-ins already in place for a secondary basement suite. The main floor features a bright layout with modern touches throughout, including a primary bedroom complete with its own 2-piece ensuite. With plenty of space for a growing family or an investor looking for added value, this property combines character, functionality, and future income opportunity.