

**9405 124 Avenue
Grande Prairie, Alberta**

MLS # A2202872



\$335,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,094 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum, Other

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Other, Wood Siding

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Greenhouse

Affordable & Move-In Ready! Priced for a quick sale with immediate possession, this clean and spacious 4-bedroom, 2-bathroom bilevel home in Crystal Ridge is a fantastic opportunity for first-time buyers, investors, or families! Featuring 2 bedrooms up and 2 down, each level offers a 4-piece bathroom and a comfortable living/family room. The kitchen has great potential, with a separate dining area in the bright south-facing addition. The home has had professional cleaning, furnace & duct cleaning, and shingles replaced around 2017 on both the house and garage. The "double detached garage provides plenty of space for parking and storage. The yard is a gardener's dream—just needs a little TLC to bring it back to its full beauty and even includes a greenhouse! Located on a quiet street, this home is within walking distance of the beautiful Crystal Lake park trails. Don't miss this affordable, move-in-ready home—schedule your viewing today!