

**9760 126 Avenue  
Grande Prairie, Alberta**
**MLS # A2207413**


# \$399,900

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,115 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, vacuum system and attachments, all blinds and shed.

Welcome to this beautifully maintained and fully developed bi-level home on a large pie shaped lot, offering an ideal blend of comfort and functionality! Featuring 5 spacious bedrooms and 2.5 bathrooms, this home boasts vaulted ceilings, hardwood, laminate and tile flooring on main floor. The kitchen has a gas stove, stainless steel appliances (new fridge and microwave in 2024), and ample counter space. The fully developed basement includes a large family room, two additional bedrooms, and a 2 piece bathroom, with some newer vinyl plank flooring. Upgrades include new windows and doors in 2021, new shingles in 2021, new siding and rock accents on shed and rock on garage in 2023, new washer and dryer in 2023, and more! Enjoy outdoor living on the two-tier deck, overlooking the spacious pie-shaped lot. Additional features include a heated garage and a large 12' x 14' shed for extra storage. This home is truly move-in ready—don't miss this opportunity!