

9502 123 Avenue
Grande Prairie, Alberta

MLS # A2124009



\$288,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,093 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Driveway, On Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, See Remarks, Treed		

Heating:	Forced Air, None	Water:	-
Floors:	Ceramic Tile, Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Combination, Slab, Wood	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Located directly on a city bus route which means early snow removal, close to two K-8 public schools and scenic Crystal Lake, large established raised bungalow home on a mature lot with two city easements. Remodelled to four bedrooms, can easily go back to six. Upstairs living room features open design with 16" ceramic tile. Kitchen open with original oak cabinetry including built-in desk and china cabinet in the dining area. Extra large master plus second bedroom and full bath. Back entry could allow for up down revenue. Downstairs has large open family space, offset corner bedrooms, bonus space by laundry perfect as a cave or is a quick wall-addition for fifth bedroom. Large storage room with under stairs storage, laundry room and appliance storage/pantry plus bathroom with shower. New siding and insulation wrapped over X90, new windows 2007, new shingles 2011, new water heater 2021. Paved driveway fits four vehicles, concrete patio use pad keeps entry ways clean. Gravelled area around 10X20 shed with back entry ground-level deck built in 2019, upper 10x14 back porch which also has full, dry under storage. Ground-level 10X16 deck. Vegetable and flower gardens plus a fire pit area! One of the best features...no sidewalk to shovel in winter! Virtual Tour taken during tenants, please see photos for current view of rooms. Click on MORE PHOTOS on REALTOR.CA listing for a video.