

**9205 128 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2124123**



**\$479,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,832 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s), Wired for Sound		

**Inclusions:** All light fixtures, all window coverings, GDO + control(s), central vac & attachments, hot tub, garden shed, garage heater, OTR microwave.

Welcome to your beautiful dream home with an affordable price tag! A fully developed 2-story retreat nestled near Crystal Lake. Surrounded by scenic walking paths and the freedom of the off-leash dog park, this residence offers the perfect blend of convenience and serenity. Step inside to be greeted by a high grand entranceway, setting the stage for the luxurious living that awaits. The main floor boasts an inviting open concept, with a cozy gas fireplace in the living room and a dining area bathed in natural light. The expansive kitchen features a huge pantry and plenty of counter space for the chef of the house. The main level laundry is complete with a convenient laundry chute from the upper level and offers you a sink to pre-rinse! Upstairs, the primary suite awaits, offering a massive walk-in closet and a stunning 4-piece ensuite, an oasis of relaxation with his and her sinks, a steam shower, and a makeup vanity. Two additional bedrooms and a 3-pc bathroom complete the upper level. The fully developed basement is a haven of comfort, featuring handcrafted details throughout. With plenty of storage options and a spacious bedroom with a walk-in closet, there's room for everyone to unwind. A modern gas fireplace adds warmth and style to the space. Outside, the pie-shaped yard beckons with its ample space for relaxation and entertainment. A private hot tub area, covered hangout spot, firepit, and shed provide endless opportunities for outdoor enjoyment. With three different gates accessing the yard, convenience is at your fingertips. The features don't end there. Tinted windows, outdoor speakers, Douglas up-and-down blinds, and a large driveway with RV parking elevate this home. The double garage is heated with a radiant heat, so your cars can have a warm place to be stored. This home has been well taken care of and you can rest easy knowing

that these updates have been done (double oven (2022), washer & Dryer (2022), HWT (2021), new shingles (IKO Dynasty premium) , and new flooring throughout). Rare gems like this in coveted locations don't come along every day. Don't miss out on the opportunity to make this your forever home. Schedule a viewing with your favorite agent today