



**9737 117 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2159080**



**\$275,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** all light fixtures, all window coverings

You can finally become a homeowner! This affordable, charming home just hit the market and is ready for new owners. Situated on a quiet, mature street and conveniently located close to Superstore, The Prairie Mall, Daycares & much more! Everything is within walking distance. This Bi-Level is cute as a button and you can still add your own designs to it. The main floor has a generously sized living room and dining area which are perfect for any family! The kitchen is tucked away in a great spot and offers you stunning countertops and a view overlooking the backyard. There is a door beside the kitchen giving you access into the big backyard that even has a covered deck! Letting the dogs in and out will be an easy task now. Walking down the hallway you will notice multiple storage cupboards for storing your linens & toiletries. On the main floor you have a 3pc main bathroom with a beautiful grey vanity, 2 spare/kids' rooms & the primary suite. The basement is 96% developed and gives you more space with a living area, storage space, a full bathroom, and a HUGE bedroom/rec room!! The backyard is fully fenced & well sized. Come and check out this gem today!