

**9501 121 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2167886**



**\$274,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Welcome to your updated bungalow in the desirable Crystal Ridge neighborhood, perfectly situated on a spacious corner lot. This charming home offers the ideal blend of modern updates and convenient access to local amenities, including scenic trails, a beautiful lake, schools, parks, a playground, and a skateboard park, all just a short walk away. Step inside to discover a newly renovated kitchen, boasting sleek, newer appliances (2022) and a generous walk-in pantry that makes cooking a delight. The home features an upgraded electrical panel (2022) and has seen significant improvements, including a new roof completed 3-4 years ago and a furnace replaced approximately 11 years ago. The updated bathroom adds a touch of elegance to the space. The basement offers a spacious family room perfect for gatherings, along with a bathroom and two versatile rooms that can serve as additional bedrooms or office spaces, though they do not have windows. You'll also find a laundry/utility room equipped with a washer and dryer that were installed in 2021, ensuring you have everything you need for daily convenience. A standout feature of this home is the absence of carpet, making it an excellent choice for pet owners. The master retreat is particularly inviting, featuring a side room that can serve as a cozy sitting area, extra storage for dressers, or even be transformed into a walk-in closet. The mature backyard is a tranquil oasis, highlighted by a large tree that provides shade and character. A substantial shed with power—complete with lights and outlets—offers ample storage for tools and equipment. This year, an RV gate was added for convenient RV parking, further enhancing the functionality of this wonderful property. Don't miss your chance to make this beautifully updated bungalow your new home, where comfort and convenience come

together in a vibrant community.