

**8910 124 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2170112**



**\$489,500**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,462 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Beautiful modified bi-level with a triple-car garage, nestled in a quiet cul-de-sac in Crystal Lake Estates. The inviting entryway leads you into the open-concept main floor, where the living, dining, and kitchen spaces flow seamlessly together. The kitchen features sleek white cabinetry with black hardware, a pantry, and an island with an eat-up bar, perfect for casual meals. The living room, bathed in natural light from a large window, boasts brand-new vinyl plank flooring. Just off the dining area, step onto your durable Trex deck, which leads down to a stunning stamped concrete patio—ideal for outdoor relaxation. The main floor also includes two bedrooms and a 3-piece bathroom. Upstairs, the private master suite awaits above the triple-car garage, which is equipped with radiant heat, floor drains, hot/cold taps, and a second man door providing access to the backyard. The master bedroom offers a walk-in closet and a 3-piece ensuite for added comfort and privacy. The fully finished basement offers a spacious family room with a cozy gas fireplace, two additional bedrooms, a third bathroom, and a laundry room complete with a sink and extra storage. With new shingles (only 2 years old), A/C, and proximity to Crystal Lake’s scenic walking trails, this home has it all!