

**9445 124 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2173235**



**\$299,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Private		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** Projector in basement

Welcome to your dream home in the quiet area of Crystal Ridge! This beautifully updated 4-bedroom, 2.5-bath bungalow boasts an inviting open floor plan that seamlessly connects the living, dining, and kitchen areas, making it the perfect family home. Recent updates include brand new shingles and hot water tank (2024) and a newer fence ensuring peace of mind for years to come. The 3 bedrooms on the main floor provide plenty of room for the kids, while the basement offers a 4th bedroom, a nice modern bathroom and a large family room. Outside, you'll find an oversized mature yard with all the space you'll need. Whether you envision RV parking, outdoor entertaining, or the potential to build a garage, this property has it all.