

9413 125 Avenue
Grande Prairie, Alberta

MLS # A2176588



\$240,000

Division:	Crystal Ridge		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	960 sq.ft.	Age:	1980 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: 2 of each: refrigerator, stove, washer, dryer

Epic opportunity to own a duplex with next door side available for sale as well (see MLS# A2176570). Each unit here is very spacious and has own laundry room & separate entrances. 3 bedroom, 1 bathroom upper unit was fully renovated approx. 5 years ago. Lovely vinyl plank flooring throughout the unit with not a thread of carpet. Lovely white, grey & light brown, modern color palette makes the unit look very sharp, crisp and homey. Lots of cabinets in the kitchen, living room has new, big front window and there is an actual dining room to enjoy mealtime! Don't miss taking the 3D Tour! Lower is 2 bedroom & 1 bathroom with updated vinyl plank flooring in Family room & the bathroom. New, big windows are all throughout this level and allow in plenty of natural light. Laundry room is off of back entry. Parking on long gravel driveway as well as street parking and property also has fenced backyard & backs onto grass easement. Neighbourhood has off-leash dog park, and the beautiful 'Crystal Lake' Park area with walking trails and lake to view all sorts of birds off the wharf. Close to plenty of shopping, and easy access to north end of City and high volume of Clairmont & area businesses.