

8801 126 Avenue
Grande Prairie, Alberta

MLS # A2190962



\$499,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,492 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Private		

Heating:	Mid Efficiency	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: AC UNIT

This fantastic family home is located in a peaceful cul-de-sac within Crystal Lake Estates, set on a spacious pie-shaped lot that overlooks a farmer's field . The beautifully renovated modified bi-level home was completely redone in 2011 and offers a thoughtful floor plan with plenty of added features. The main floor showcases a large living room with a gas fireplace and bay window, a roomy dining area, and a kitchen finished with espresso cabinetry, quartz countertops, and stainless steel appliances. Two additional bedrooms and a full bathroom are also on the main floor. A few steps up, the primary bedroom is a true retreat, complete with dual closets and its own ensuite bathroom. The developed basement is bright and open, offering a large rec room, an expansive bedroom, another full bathroom, laundry area, and a versatile den/office space. The attached garage is insulated, boarded, and HEATED, providing extra comfort. The house has top-of-the-line metal siding that will last a very long time!! Outside, there's ample parking with a 47-foot concrete driveway, while the fully fenced backyard features a spacious deck , private firepit area, tons of trees and plenty of room for kids and pets to enjoy. This home offers the perfect spot for settling in, whether you're relaxing in the yard or inside with the cool breeze of central AIR CONDITIONING!