



**GRASSROOTS**  
REALTY GROUP

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**9213 129 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2236677**



**\$434,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Shingle Siding, Vinyl Siding	<b>Zoning:</b>	Low Density Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Sump Pump(s), Vinyl Windows		

**Inclusions:** Shed

Beautiful Modified Bi-Level in Crystal Lake Estates&hellip; Move-In Ready! Welcome to 9213 129 Avenue, a charming and spacious home located in the desirable Crystal Lake Estates community. This beautifully maintained 4 bedroom, 3 bathroom modified bi-level offers a comfortable living space with stylish updates throughout. Two bedrooms are conveniently located just off the kitchen, while the spacious primary suite awaits on the upper level, offering a walk-in closet and 4-piece ensuite for your own private retreat. The fully finished basement adds valuable living space with a large family room, fourth bedroom, half bath, and laundry area, ideal for guests, teens, or a home office. Enjoy the nicely landscaped sunny south-facing backyard with a raised deck with new composite decking; perfect for summer barbecues or watching the sunset. The heated 24&rsquo;x24&rsquo; double attached garage and wide concrete driveway provide plenty of parking and storage. Located on a quiet street in a family-friendly neighbourhood, this home is just steps away from Maude Clifford Publick School (K-6), Crystal Park School (K&ndash;9), Crystal Lake, and scenic walking trails. Nearby amenities include playgrounds, parks, shopping at Northridge Centre and the new Trader Ridge development, and quick access to highway routes for an easy commute across the city. Whether you&rsquo;re a growing family, first-time buyer, or downsizing, this turn-key property in one of Grande Prairie&rsquo;s most sought-after neighbourhoods is ready for you. Don&rsquo;t miss your chance, book your showing today!