



GRASSROOTS
REALTY GROUP

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9423 125 Avenue
Grande Prairie, Alberta

MLS # A2274489



\$405,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,379 sq.ft.	Age:	1980 (45 yrs old)
Beds:	6	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: Basement Fridge, stove, washer/dryer

Welcome to this beautifully updated 6-bedroom, 3-bathroom home, nestled in the highly desirable Crystal Ridge neighbourhood. This spacious property offers room for the entire family and includes a full 3-bedroom basement illegal suite with its own private entrance, kitchen, living area, and laundry. Ideal as a rental opportunity or a comfortable mother-in-law suite. On the main level, you'll find bright, open-concept living spaces filled with natural light from large windows throughout. The main floor features a seamless flow from the living room, complete with a cozy wood-burning fireplace, to the kitchen and dining area, creating an inviting atmosphere perfect for entertaining or relaxing at home. The modernized kitchen offers sleek countertops, fresh cabinetry, ample storage, a functional island, and patio doors from the dining area that lead directly to the backyard. The main level includes three well-appointed bedrooms and two bathrooms, including a spacious primary bedroom with a large ensuite and walk-in closet. Step outside to the private, fully fenced backyard, a peaceful retreat ideal for unwinding, gardening, or hosting gatherings. Whether enjoying morning coffee on the patio or warm summer evenings outdoors, this space truly extends the home's living area. Thoughtful updates throughout the property blend modern comfort with timeless appeal. Surrounded by nearby schools, shopping, and walking trails, this home seamlessly blends comfort with an ideal location. Offering flexibility, outstanding value, and excellent income potential, this is a property you won't want to miss. Book your showing today!