



9518 125 Avenue  
Grande Prairie, Alberta

MLS # A2300646



**\$445,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,753 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island		

**Inclusions:** none

Spacious 4-level split backing onto peaceful green space. Fully developed on every level: 3 bedrooms including a master suite; main floor with bright living room, dining area and kitchen; third level featuring a cozy family room with wood-burning fireplace, a fourth bedroom, full bath and garage access; lower level with a large rec room, laundry and ample storage. Laminate flooring in two upstairs bedrooms, hallway and stairs. Perfect for families seeking extra living space and backyard privacy.