



9702 119 Avenue
Grande Prairie, Alberta

MLS # A2304201



\$334,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, (water softener as is), all window coverings, garage door opener and one remote.

Very well-maintained home located in the desirable community of Crystal Ridge. This spacious property offers 3 bedrooms up and 2 additional bedrooms down, along with 2.5 bathrooms, making it ideal for families of all sizes. Convenient main floor laundry adds to the home's functionality. Over the years, numerous upgrades have been completed, including flooring, paint, toilets on main floor, siding, shingles, and hot water tank—providing peace of mind and modern comfort. The basement is partially developed and features a 3-piece bathroom and two bedrooms that require flooring, with the remaining space open and ready for your future development ideas. Situated on a corner lot, the property boasts a fenced yard, concrete driveway, and a large 16' x 26' single garage. A great opportunity to own a move-in-ready home with room to grow in a desirable family neighborhood.