



GRASSROOTS
REALTY GROUP

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9730 117 Avenue
Grande Prairie, Alberta

MLS # A2318138



\$385,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Ceiling Fan(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings

Tasteful, cozy, and full of appeal is this fully-renovated bungalow with consistent, coordinated finishing throughout, a detached & insulated garage and situated on a quiet street! Step into a bright, inviting main floor featuring a spacious living room with plenty of natural light. Down the hall are the 3 bedrooms + 1 handsome, full bathroom. Zero carpeting is here, instead you will enjoy the attractive, vinyl plank flooring, which is a huge bonus for allergy sufferers, pet owners and provides for easy, overall clean-up. The kitchen flaunts its sleek stainless steel/black appliances including rangehood microwave, black subway tile backsplash, and crisp white cabinets. It also features an integrated dining zone, perfect for casual family meals and seamless morning routines. The downstairs has 2 more bedrooms, lovely bathroom with wide, walk-in shower, fabulous entertaining and relaxation space of the huge family room with bonus wet bar area, a storage room for all your extras and the laundry room to finish it all off. Private and fenced backyard has wonderful mature trees including an apple tree, a storage shed & backs onto grass easement. Home is in excellent location close to huge & varied amounts of shopping, restaurants, convenience & grocery stores, 3 different parks & playgrounds in the immediate neighbourhood, schools, walking trails & the highly enjoyable 'Crystal Lake Park'. Contact a REALTOR® today for more info and to view this fantastic opportunity!