



9009 117 Avenue  
Grande Prairie, Alberta

MLS # A2321278



**\$469,000**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	1995 (31 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>	No Neighbours Behind		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco

**Zoning:** RG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** NA

Quiet Street & Functional Layout & Exceptional Crystal Lake Estates Location Welcome to Crystal Lake Estates, one of Grande Prairie's most sought-after neighbourhoods, known for its scenic walking trails, parks, mature surroundings, and peaceful atmosphere. Step inside and you'll immediately appreciate the bright and inviting living room, highlighted by beautiful hardwood flooring and an abundance of natural light. The thoughtfully designed main level features a spacious primary retreat complete with dual closets, private access to the rear deck, and a convenient 3-piece ensuite. The upper level offers two generous bedrooms, a full 4-piece bathroom, and a hidden storage area that provides valuable extra space for seasonal items and organization. The heart of the home is the stunning white kitchen, designed for both everyday living and entertaining. Enjoy stainless steel appliances, a gas stove, formal dining area, and a large butcher-block island with additional storage and seating. The fully developed basement expands your living space with a large family room featuring upgraded flooring, a cozy gas fireplace, and oversized windows that keep the space bright and welcoming. You'll also find a fourth bedroom with a walk-in closet, a 3-piece bathroom with laundry, and an extensive storage room. Additional highlights include \*\*air conditioning, a heated double garage, and a beautifully private backyard retreat\*\*. The multi-tiered south-facing deck offers the perfect setting for summer BBQs, morning coffee, or relaxing with family and friends. This is the complete package&mdash;location, functionality, and comfort&mdash;all in one of Grande Prairie's most desirable communities.