



9513 120 Avenue  
Grande Prairie, Alberta

MLS # A2321305



**\$379,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Laminate Counters		

**Inclusions:** Window blinds, window drapes.

Move in ready and meticulously maintained, this charming family home offers exceptional value with an oversized heated double garage and numerous recent updates throughout. The home features newer shingles, soffits and eaves installed two years previously and the garage shingles were replaced just recently. Enjoy the welcoming new front deck and new double doors off the kitchen that lead to the yard. The bright main floor showcases a beautifully renovated kitchen complete with stainless steel appliances, new countertops, and functionality for everyday living. Fresh paint throughout the entire home creates a clean, move in ready vibe, while beautiful hardwood flooring adds warmth and character. The main floor offers three comfortable bedrooms and a full bathroom. The fully developed basement expands the living space with a fourth bedroom, an additional full bathroom, an additional room that could be for a teen age hang out zone/ a home office/ kids playroom etc., brand new carpeting, and a new wood pellet stove that creates a cozy atmosphere year-round. The exterior has also been refreshed with newly painted stucco and trim, this home has spectacular curb appeal!. Situated on a quiet street, close to schools, crystal lake walking trail, and convenient stores, this property combines pride of ownership, thoughtful updates, and outstanding value. With immediate possession available and an oversized heated double garage rarely found at this price point, this is one of the best opportunities under \$400,000.