



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9622 123 Avenue
Grande Prairie, Alberta

MLS # A2324623



\$329,900

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	882 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome to Scenic Ridge, where you are perfectly situated within walking distance to every amenity you could possibly need including schools, shopping, parks, trail systems and so much more! This 4 bedroom 2 bathroom home has had the most important updates done already: 2020 New shingles 2021 New furnace 2022 New hot water tank 2024 New fridge All other appliances have been replaced over the years, so all you need to do is unpack and add your personal touch. Upstairs you will find two bedrooms and a full bath, as well as an open concept living room, dining room and kitchen – perfect for entertaining. Downstairs you will find an additional living room, a 3 piece bathroom, two additional bedrooms and a laundry/storage room. The backyard is fully fenced, with a separate parking pad equipped for 4 vehicles and separation from the fenced lawn area. With back alley access, you can avoid street parking – which you have an abundance of as well. Book your showing today on this great home in Scenic Ridge, and take possession immediately!