



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9748 123 Avenue
Grande Prairie, Alberta

MLS # A2326950



\$334,900

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	880 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt
Basement:	Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to this well-maintained home in the desirable community of Scenic Ridge! Offering 3 bedrooms, 2 full bathrooms, and a functional layout, this home is perfect for first-time buyers, young families, or anyone looking for a move-in ready property with room to grow. Recent updates including fresh paint, newer shingles, and a full set of newer kitchen appliances provide peace of mind while allowing you to add your own personal style over time. The bright walkout basement expands your living space with a spacious family room featuring a cozy fireplace, an additional bedroom, a full bathroom, and a laundry area. The walkout design offers excellent flexibility for growing families, guests, a home office, or future development potential. Step outside to enjoy the fully fenced backyard, complete with a 10' x 12' storage shed and plenty of room for your toys. The extended driveway offers ample parking, including space for an RV while still leaving two additional stalls. Conveniently located close to schools, parks, walking trails, and everyday amenities, this home offers outstanding value in one of Grande Prairie's most desirable neighbourhoods. Book your private showing today!