



GRASSROOTS
REALTY GROUP

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9206 128 Avenue
Grande Prairie, Alberta

MLS # A2340632



\$585,000

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,534 sq.ft.	Age:	2004 (22 yrs old)
Beds:	6	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Jetted Tub, Pantry, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: fridge, stove, dishwasher, washer, dryer, microwave rangehood, hot tub, AC, blinds, shed, built in vac

Welcome to this spacious modified bi-level, offering 6 bedrooms, 3 bathrooms, a heated triple-car garage and an impressive oversized lot. A new deck and hot tub create the perfect backyard retreat, with loads of additional yard space to enjoy. The main floor features a kitchen with maple cabinets, ample counterspace and a pantry, open to the dining area and a living room with a modern fireplace feature wall as well as 2 bedrooms and a full bath. Spacious primary suite upstairs with double closets and a 4 pc ensuite with a jetted tub and separate shower. The basement features an additional 3 bedrooms, a family room and a 4 pc bath. With a rare combination of a large lot, triple-car garage, 6 bedrooms and fantastic outdoor living space, this property delivers the space and versatility that can be hard to find. Additional features: Central Air Conditioning, in-floor heat in the basement and garage, water softener, and built-in speakers throughout the home. Located close to a school, parks, walking trails and the lake.