

**9737 117 Avenue
Grande Prairie, Alberta**

MLS # A2159080



\$299,900

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|------------------|-----------------------------|---------------|-------------------|
| Division: | Crystal Ridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,005 sq.ft. | Age: | 1974 (50 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Gravel Driveway, Off Street | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard | | |

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Vinyl Siding

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), See Remarks

Inclusions: all light fixtures, all window coverings

You can finally become a homeowner! This affordable, charming home just hit the market and is ready for new owners. Situated on a quiet, mature street and conveniently located close to Superstore, The Prairie Mall, Daycares & much more! Everything is within walking distance. This Bi-Level is cute as a button and you can still add your own designs to it. The main floor has a generously sized living room and dining area which are perfect for any family! The kitchen is tucked away in a great spot and offers you stunning countertops and a view overlooking the backyard. There is a door beside the kitchen giving you access into the big backyard that even has a covered deck! Letting the dogs in and out will be an easy task now. Walking down the hallway you will notice multiple storage cupboards for storing your linens & toiletries. On the main floor you have a 3pc main bathroom with a beautiful grey vanity, 2 spare/kids' rooms & the primary suite. The basement is 96% developed and gives you more space with a living area, storage space, a full bathroom, and a HUGE bedroom/rec room!! The backyard is fully fenced & well sized. Come and check out this gem today!