



**9425 120 Avenue  
Grande Prairie, Alberta**

**MLS # A2279296**

**\$349,900**



<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, Storage		
<b>Inclusions:</b>	N/A		

From the street, this home stands out with a welcoming feel that makes it easy to picture yourself here. Step inside and you're greeted by the living room, where a large front window brings in plenty of natural light. The kitchen sits just beyond and is bright and practical, finished with lots of light grey cabinetry that offers loads of storage. A window over the sink looks out to the backyard, which is always a nice bonus for everyday use. The primary bedroom features a shiplap wall, while an additional bright bedroom and a four piece bathroom with a tile surround in the shower complete the main floor. Downstairs, the finished basement boasts a spacious secondary living area perfect for a play area, or gaming centre. You'll also find a generous bedroom with elegant chair rail, two closets and an updated three piece bathroom. Den completed with nice wainscoting featured on the walls. A laundry room and additional storage finish the basement. Outside, the generous, fenced yard is a real asset. There's a brick patio area perfect for lounge chairs or outdoor dining in the warmer months, along with garden boxes, a shed, and ample space for kids and pets to play. There's also space to build a garage if that's on your wishlist. Practical updates and features include most windows upstairs, a roof done in 2018, mail delivery right to the door, and a location just one block from the Crystal Park trails! Call your REALTOR® today to book a showing.