

9421 124 Avenue
Grande Prairie, Alberta

MLS # A2218570

\$399,900

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|-----------|---|--------|-------------------|
| Division: | Crystal Ridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,192 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Concrete Driveway, Gravel Driveway, Heated Garage, Off Street, RV Access/ | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Landscaped, Treed | | |

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|-------------|--|------------|----|
| Heating: | Forced Air, Wood Stove | Water: | - |
| Floors: | Laminate, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Recessed Lighting, Track Lighting | | |

Inclusions: TV Wall Mounts c/w Hardware

This updated 4 bedroom, 2 bath bungalow offers central A/C (2024), fresh paint, private yard, and tons of parking—ideal for anyone with multiple vehicles, RV, or utility trailers. The detached 22x20 garage is heated and wired with 220V, making it perfect for year-round use as a workshop or extra storage. Main floor offers a bright living room with a wood-burning fireplace c/w stone surround. The kitchen has been renovated with brand new custom oak cabinetry, new countertops, stainless steel appliances with gas stove, and dedicated coffee bar with butcher block counter. Spacious primary bedroom with his and her closets, two additional bedrooms, laundry and 4 pc bath complete the main level. The entire home is carpet-free, offering low-maintenance, durable flooring throughout. Downstairs, the finished basement adds a great amount of usable living space with a large rec room, luxury vinyl plank flooring, and a wood stove for added warmth. You'll find a fourth bedroom, 3 pc bath, and a bonus unfinished room—ideal for a future fifth bedroom, office, home gym, or storage. Backyard offers mature trees for added privacy, dedicated play area, and convenient storage shed. Call today for your private tour!