

**9214 128 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2218114**



**\$469,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,968 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** NA

2-Storey Family Home in a Tranquil Cul-de-Sac\*\* Welcome home! This spacious 1968 sq ft two-storey residence is perfectly situated in a serene cul-de-sac, offering a peaceful retreat while being conveniently close to all amenities. **\*\*Key Features:\*\*** Original maple hardwood floors and cabinets throughout ,kitchen with island and walk in pantry. The living room opens to the kitchen and dining - **\*\*Generous Living Space:\*\*** With 1968 sq ft of thoughtfully designed living space, this home boasts an inviting layout with the living room opening to the kitchen and dining, perfect for family gatherings and entertaining. - **\*\*Large Bonus Room:\*\*** Enjoy the flexibility of a spacious bonus room that can serve as a playroom, office, or media room, tailored to your lifestyle. This is the ultimate floorpan for families with young children **\*Primary suite with 4 piece ensuite complete with large soaker tub\*** - **\*\*Basement Ready for Development:\*\*** The unfinished basement presents an excellent opportunity for customization. Create your ideal living space, whether it's an in-law suite, a home gym, or additional storage. - **\*\*Bright and Airy Design:\*\*** Large windows throughout the home allow natural light to flood in, creating a warm and welcoming atmosphere. - **\*\*Family-Friendly Location:\*\*** Nestled in a quiet cul-de-sac, this home is ideal for families, providing a safe space for children to play while being just minutes away from parks, schools, shopping, and dining. This home is a rare find, combining space, functionality, and a prime location. Don't miss your chance to make this beautiful property your own! Call your favorite Realtor&reg;&nbsp;to view before it gone!