

**9433 121 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2313497**



**\$295,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

This charming and beautifully updated duplex is truly cute as a button and offers incredible value with stylish upgrades throughout, including an updated kitchen, refreshed bathrooms, modern flooring, fresh paint, and a fully developed basement. Absolutely nothing left to do but move in and enjoy. Situated on a spacious corner lot with plenty of parking, this property offers exceptional outdoor space with a large backyard that provides endless possibilities for gardening, entertaining, play space, or future ideas. Enjoy added privacy with only one neighboring property while being conveniently located close to Crystal Lake trails, schools, shopping, and downtown amenities. Inside, you'll find a bright and inviting oversized living room filled with natural light, a functional eat-in kitchen featuring u-shaped cabinetry and great workspace, plus three generous bedrooms on the main level and an additional bedroom downstairs, offering flexibility for family, guests, or a home office. The fully developed basement boasts an expansive open family room perfect for relaxing or entertaining, along with a second full bathroom and an abundance of storage space to keep everything organized. This warm, welcoming, and move-in-ready home is a fantastic opportunity for first-time buyers, growing families, or savvy investors alike.