

9709 118 Avenue
Grande Prairie, Alberta

MLS # A2355905

\$419,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,143 sq.ft.	Age:	1975 (51 yrs old)
Beds:	6	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Cleared, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: 2 x Sheds

Space, style and everyday practicality come together in this beautifully updated 6 bedrooms, 3 bathrooms home, set on a generous, fully fenced corner lot with an attached garage and room for RV parking. At the heart of the home, an impressive kitchen pairs a large island and stainless steel appliances with abundant cabinetry and a custom walk-in butler's pantry. A standout feature with convenient access from the rear entry near the garage. The open layout connects the kitchen, dining and living areas, creating a welcoming setting for everything from relaxed family evenings to lively gatherings with friends. Three bedrooms on the main level include a comfortable primary retreat with a custom ensuite, while a second full bathroom serves the remaining bedrooms. Downstairs, an expansive family room gives you the freedom to create the ultimate movie lounge, children's play space or games area, complemented by three more bedrooms, a laundry room and a full bathroom with a double vanity. Extensive interior and exterior renovations completed in 2022 give this home its refreshed appeal, including updated siding and newer shingles, windows and exterior doors. Outside, the spacious fenced yard offers room to play, entertain and enjoy, while nearby parks, shops and bus stops add everyday convenience. With its versatile layout, stylish finishes and impressive amount of usable space, this move in ready home deserves a spot on your viewing list. Book your private showing today!