

**9737 117 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2159080**



**\$299,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), See Remarks

**Inclusions:** all light fixtures, all window coverings

You can finally become a homeowner! This affordable, charming home just hit the market and is ready for new owners. Situated on a quiet, mature street and conveniently located close to Superstore, The Prairie Mall, Daycares & much more! Everything is within walking distance. This Bi-Level is cute as a button and you can still add your own designs to it. The main floor has a generously sized living room and dining area which are perfect for any family! The kitchen is tucked away in a great spot and offers you stunning countertops and a view overlooking the backyard. There is a door beside the kitchen giving you access into the big backyard that even has a covered deck! Letting the dogs in and out will be an easy task now. Walking down the hallway you will notice multiple storage cupboards for storing your linens & toiletries. On the main floor you have a 3pc main bathroom with a beautiful grey vanity, 2 spare/kids' rooms & the primary suite. The basement is 96% developed and gives you more space with a living area, storage space, a full bathroom, and a HUGE bedroom/rec room!! The backyard is fully fenced & well sized. Come and check out this gem today!