

**9009 117 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2169792**



**\$404,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Secluded		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Sump Pump(s)

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

**Inclusions:** N/A

Quiet Street....Functional Plan.....Excellent Location....WELCOME TO CRYSTAL LAKE ESTATES! This wonderful community offers parks, walking trails, and the peace & tranquility of one of Grande Prairie's very best places to live! Begin your tour of this beautiful home and you will notice a BRIGHT LIVING ROOM SPACE with REAL HARDWOOD FLOORS! Continue on the main floor and you are greeted by an ENORMOUS PRIMARY BEDROOM which features TWIN CLOSETS, ACCESS TO THE REAR DECK, & 3 PIECE ENSUITE FOR COMFORT. You will notice on the upper level TWO ADDITIONAL GENEROUS BEDROOMS, A 4 PIECE BATHROOM & HIDDEN STORAGE AREA for additional storage convenience. Completing the main floor is the centerpiece of this beautiful home A STUNNING WHITE CABINET KITCHEN, WITH GAS STOVE & STAINLESS STEEL APPLIANCES, FORMAL DINING AREA, & AN IMPRESSIVE ENTERTAINERS ISLAND W/ BUTCHER BLOCK & ADDITIONAL STORAGE SPACE. Head downstairs and you will be pleased with the LARGE ADDITIONAL LIVING ROOM W/ UPGRADED FLOORING, GAS FIREPLACE & BRIGHT WINDOWS, EXTENSIVE STORAGE ROOM, 4TH BEDROOM WITH WALK IN CLOSET, & 3 PIECE BATHROOM/LAUNDRY COMBO to complete the home. Did I mention A/C, HEATED DOUBLE GARAGE, EXTREMELY PRIVATE BACKYARD, & MULTI TIERED SOUTH FACING DECK perfect for entertaining and enjoyment. WELCOME HOME!