

9002 129 Avenue  
Grande Prairie, Alberta

MLS # A2207165



## \$449,900

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	rg
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** brand new appliances, 2 garage door remotes, new set of keys re-keyed to locks never used upon closing, extra cans of paint for bathrooms and main area plus a full can of unused paint for main areas, extra interior door knob, left over carpet, tile, extra bulbs for most lights.

Welcome to this beautifully updated four-bedroom, three-bathroom home in a prime Grande Prairie neighborhood. Backing onto a serene greenspace and park, this home offers a bright, spacious layout with modern updates throughout. With RV parking, a 36-foot driveway, and immediate possession available, it's move-in ready and full of great features. The kitchen has been updated with new countertops, a tile backsplash, and brand-new stainless steel appliances. Vaulted ceilings in the living room, dining area, kitchen, and flex space create an open, airy feel. The main floor includes a stylish bedroom and bathroom with feature walls and fresh paint. The expansive 15' x 13' master bedroom features vaulted ceilings, a walk-in closet, and a full ensuite with a four-foot walk-in shower. The fully developed basement includes two large bedrooms, a spacious rec room with a gas fireplace, and a large bathroom with a shower. Updates throughout the home include new shingles, carpet, lighting, door locks, and cabinet hardware. Plumbing has been inspected by a licensed plumber, with several valves replaced. New smoke detectors have been installed in all bedrooms, and the furnace and ducts have been professionally cleaned and furnace serviced. The garage has been freshly painted, and new lighting has been installed throughout. Additional upgrades include new interior door knobs and updated drawer and cabinet pulls. Fully cleaned and ready for immediate move-in, this home is ideal for those seeking a spacious, modern, and well-maintained property. One of the sellers is a licensed realtor in the province of Alberta.