

**9401 122 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2305570**



**\$419,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Central, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** N/A

Amazing opportunity to own a fully renovated home in the quiet and desirable community of Crystal Ridge! This turn-key property has been extensively updated, featuring brand new windows, doors, siding, flooring, kitchen, deck, trim, and fresh paint throughout. The main floor offers a bright and inviting living space filled with natural light, a beautifully updated kitchen with new cabinetry and countertops, and a spacious dining area—perfect for family living and entertaining. You’ll also find the convenience of main floor laundry, three well-sized bedrooms, and plenty of storage. Downstairs, a fully developed mother-in-law suite provides excellent flexibility or income potential, complete with a brand new kitchen, large family room, three additional bedrooms, a full bathroom, separate laundry, plus a newer furnace and hot water tank. Situated on a corner lot, this property features a covered parking area and is ideally located just minutes from schools, shopping, grocery stores, and restaurants. Immediate possession available—move in and enjoy!