

9714 126 Avenue
Grande Prairie, Alberta

MLS # A2308305



\$359,999

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,082 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Mid Efficiency	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: shed

Welcome to this well-maintained and inviting 4-level split located in desirable Scenic Ridge in Grande Prairie. Offering 2 bedrooms, 2 bathrooms, multiple living spaces, and excellent future potential, this home provides flexibility that buyers will immediately appreciate. One of the biggest advantages of a 4-level split design is the natural separation of space it creates for families. With multiple levels, everyone has room to spread out and enjoy their own space while still feeling connected throughout the home. Whether it's a kids' play area, movie room, home office, or quiet retreat, the layout offers versatility for many different lifestyles. Inside, the home features spacious bedrooms including a primary bedroom with its own ensuite bathroom, while the lower living area creates the perfect setup for relaxing, entertaining, or family gatherings. Another standout feature is the large partially finished basement, offering excellent potential for future development. Buyers looking for room to grow will appreciate the opportunity to potentially add another bedroom, bathroom, or expanded living space down the road. Outside, the property truly shines with its oversized fenced yard and beautiful wrap-around deck, creating an ideal setup for families, pet owners, or anyone who enjoys outdoor living. The solid wood fence, only a couple years old, adds both privacy and peace of mind, making it a fantastic space to safely let kids or dogs play freely in the backyard. There is also rear lane access, parking space, and a large storage shed for added convenience. Over the years, the home has seen numerous updates including windows, shingles, paint, fencing, appliances, and the addition of a water filtration system, helping provide move-in ready comfort in a sought-after family-friendly neighbourhood close to schools, parks, shopping, and amenities. The owner is

ready to hand over the keys — what are you waiting for? Call your favourite REALTOR® today to book a private viewing before this opportunity is gone.