

9006 117 Avenue
Grande Prairie, Alberta

MLS # A2308476



\$490,000

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,312 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Shed

Welcome to a home where modern updates meet timeless comfort, perfectly situated on a spacious corner lot within a quiet, tree-lined street. This charming bungalow offers the ease of true main-floor living, wrapped in a bright and airy open layout that invites the sun into every corner through recently updated windows. As you step through the new front door, the fresh, contemporary flooring leads you into a heart-of-the-home space designed for both quiet mornings and lively gatherings. The convenience of main-floor laundry ensures your daily routine remains effortless, while the tinted front windows and doors as well as central air conditioning keeps the atmosphere crisp and cool even on the warmest summer afternoons. The main level serves as a private sanctuary, featuring two spacious bedrooms, including a primary suite that boasts a massive walk-in closet and a private 3-piece ensuite. An additional full bathroom on this floor ensures guests and family are always accommodated. Downstairs, the home continues to impress with two more well-appointed bedrooms and a massive rec room, providing the perfect backdrop for movie nights, a home gym, or a dedicated play area. Outside, the property is as functional as it is beautiful, featuring a double attached garage equipped with radiant tube heating, a mechanic's or hobbyist's dream that keeps the space toasty and your vehicles frost-free all winter long. With the peace of mind provided by newer shingles, new windows and doors (2025), updated furnace (2015) and its location in a highly desirable neighborhood, this home isn't just a place to live. It's the lifestyle upgrade you've been waiting for.