

8821 120 Avenue
Grande Prairie, Alberta

MLS # A2308648



\$459,900

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|------------------|-------------------------------|---------------|-------------------|
| Division: | Crystal Lake Estates | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,354 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Paved | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Landscaped | | |

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|--------------------|----------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RES |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, All window coverings, Living room TV Mount, Shelves in living room, Hose Brackets

Beautifully maintained 4 bedroom, 3 bathroom home with a heated double attached garage and an incredibly functional layout designed for family living. With new shingles completed in 2021, central AC, and numerous recent updates, this property offers exceptional value while still allowing room for your own cosmetic touches over time. You are welcomed by a grand entrance, soaring vaulted ceilings, and an open concept main living area filled with natural light. Hardwood flooring and quarry tile flow throughout the main level, while the cozy living room features a gas fireplace perfect for colder evenings. The kitchen offers oak cabinetry, pantry storage, an island with plug-ins, garburator, and includes the fridge, stove, dishwasher, plus a newer stove and microwave. The dining area leads directly to the covered south-facing deck complete with a natural gas BBQ hookup, creating a beautiful setup for outdoor entertaining. Gravel beneath the deck provides low maintenance along with convenient under-deck storage. The backyard is fully fenced and enjoys a very private setting with views into beautifully landscaped neighboring yards. The private primary suite is located above the garage and features a bright bay window, walk-in closet, and a 4-piece ensuite with jetted tub. Two additional bedrooms and a full bathroom complete the main level. Recent professional painting has been completed throughout several areas of the home including the lobby, kitchen, basement bathroom, main bathroom, bedroom spaces, and more. The fully developed basement offers a large entertainment area, oversized L-shaped fourth bedroom, and an additional 3-piece bathroom with shower. The fourth bedroom is especially versatile with two doors and two egress windows, creating future potential for a true 5-bedroom property. Large above-grade basement windows provide excellent natural light

throughout the lower level. The utility/laundry room includes the washer and dryer, hot water tank replaced October 2023, and the original furnace which has been professionally serviced. The furnace, fireplace, garage heater, and AC were all serviced November 2026, and the fireplace switch was also replaced. Outside, the yard has seen continual improvement and maintenance year after year with aeration, seeding, fertilization, landscaping care, and ongoing upkeep. The mature front tree blooms beautifully with white flowers, adding excellent curb appeal during warmer months. The concrete driveway has also been professionally mudjacked, along with a new concrete pour completed for the side step, showing pride of ownership throughout. Additional updates and features include repaired gutters, professionally cleaned interior, heated garage, and fully fenced yard with gates on both sides. A solid home with excellent square footage, privacy, thoughtful improvements, and flexibility for growing families or future customization.