

9218 115 Avenue  
Grande Prairie, Alberta

MLS # A2346819



\$400,000

|           |                                             |        |                   |
|-----------|---------------------------------------------|--------|-------------------|
| Division: | Summit                                      |        |                   |
| Type:     | Residential/House                           |        |                   |
| Style:    | Bi-Level                                    |        |                   |
| Size:     | 1,055 sq.ft.                                | Age:   | 2002 (24 yrs old) |
| Beds:     | 5                                           | Baths: | 2                 |
| Garage:   | Double Garage Attached                      |        |                   |
| Lot Size: | 0.11 Acre                                   |        |                   |
| Lot Feat: | Back Yard, Landscaped, No Neighbours Behind |        |                   |

|             |                                                 |
|-------------|-------------------------------------------------|
| Heating:    | Forced Air, Natural Gas                         |
| Floors:     | Vinyl Plank                                     |
| Roof:       | Asphalt Shingle                                 |
| Basement:   | Full                                            |
| Exterior:   | Vinyl Siding, Wood Frame                        |
| Foundation: | Poured Concrete                                 |
| Features:   | No Animal Home, No Smoking Home, Open Floorplan |

|            |    |
|------------|----|
| Water:     | -  |
| Sewer:     | -  |
| Condo Fee: | -  |
| LLD:       | -  |
| Zoning:    | RS |
| Utilities: | -  |

Inclusions: N/A

Welcome to this updated bi-level home located on a quiet cul-de-sac in the family-friendly neighbourhood of Summit. This home is a great option for first-time buyers or a growing family, offering a bright and functional layout with plenty of natural light throughout. The main floor features updated flooring, a spacious living area, a functional kitchen with plenty of cabinet space, 3 bedrooms and 1 full bathroom. Downstairs offers a large developed living/recreation area, 2 additional bedrooms and another full bathroom, providing plenty of space for the whole family. The home has also been freshly painted, giving it a clean and refreshed feel throughout. Enjoy the backyard with a covered deck and plenty of room for kids, pets or entertaining. Recent updates include shingles replaced in 2023, hot water tank in 2022, and new flooring upstairs in 2024. Complete with an attached double garage and ideally located within walking distance to Crystal Park School, while also being close to parks, shopping and everyday amenities. Come see this home today!