

**8906 124 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2248568**



**\$469,900**

|                  |                                                |               |                   |
|------------------|------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Lake Estates                           |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | Modified Bi-Level                              |               |                   |
| <b>Size:</b>     | 1,447 sq.ft.                                   | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 5                                              | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Insulated, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac                                     |               |                   |

|                    |                                                                                                                                                         |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate                                                                                                                              | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Fiberglass, Shingle                                                                                                                                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                                                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame                                                                                                                            | <b>Zoning:</b>    | Rg |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | Blinds and window coverings                                                                                                                             |                   |    |

Nestled in a quiet Crystal Lake Estates cul-de-sac, this updated 5-bedroom, 3-bath modified bi-level has been lovingly maintained for nearly a decade by the owners and is truly move-in ready. Recent upgrades include new shingles 2021, hot water tank 2022, replaced carpets, fresh paint throughout most of the home, and updated lighting. The main level features vaulted ceilings over a bright living room and island kitchen with corner pantry and sleek black stainless steel appliances, plus two spacious bedrooms and a 4-piece bath. Upstairs, the luxurious master retreat easily fits a king bed and offers a U-shaped walk-in closet, 4-piece ensuite with jet tub, and a stylish barn door. The fully finished basement boasts two additional bedrooms, a full bath, laundry, and a large rec room with a cozy gas fireplace. The oversized 23' x 25' garage is insulated, drywalled, and gas-ready for a heater, while the backyard offers a lockable under-deck storage space, brand new fencing on one side, and plenty of room to enjoy. With modern updates, a functional layout, durable stucco exterior and October 1 possession available, this turnkey home is an excellent choice for northern Alberta living.