

# \$344,900 - 9606 124 A Avenue S, Grande Prairie

MLS® #A2216690

**\$344,900**

4 Bedroom, 3.00 Bathroom, 1,077 sqft

Residential on 0.14 Acres

Crystal Ridge., Grande Prairie, Alberta

This very well maintained one owner home located on a large corner lot with RV parking on a quiet back street in Crystal Ridge is ready for you to make it your own. This large 1077 sq ft fully developed roomy BI Level with a attached 24' X 26' finished garage with 220 wiring has had many recent upgrades including newer roof, furnace, eaves troughs, back deck and stairs. The main floor features include large roomy living room, formal dining area, huge kitchen with sunshine ceiling an abundance of solid oak cabinets, large master bedroom with 2 pc ensuite, two additional large bedrooms and a full 4 pc bath. Downstairs features large family room, a second large bedroom as well as a bonus finished flex room and a combined 3pc bath and laundry room. This home offers a rare opportunity to own a well-loved property in a fantastic neighborhood. Whether you're looking for a place to settle in as is or a project to transform into your dream home, this property has the potential to be truly special. Don't miss out on this gem – schedule a viewing today and imagine the possibilities!

Built in 1985

## Essential Information

MLS® # A2216690

Price \$344,900

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,077       |
| Acres          | 0.14        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9606 124 A Avenue S |
| Subdivision | Crystal Ridge.      |
| City        | Grande Prairie      |
| County      | Grande Prairie      |
| Province    | Alberta             |
| Postal Code | T8V 6N1             |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Parkade, RV Access/Parking |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Garburator, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Rain Gutters           |
| Lot Description   | Corner Lot, Landscaped |
| Roof              | Asphalt Shingle        |
| Construction      | Brick, Vinyl Siding    |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 4             |
| Zoning         | RG            |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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