

9636 126 Avenue  
Grande Prairie, Alberta

MLS # A2157337



## \$259,900

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Great value in this fully developed home - 3 bed 1.5 bath with ALL NEW PEX PLUMBING. Main level consists of functional kitchen with updated countertops, dining room, living room, and powder room for entertaining guests. Upstairs you'll find 3 good size bedrooms and a large main bath that will comfortably accommodate everyone. Downstairs is developed with a large family room, storage, and furnace/utility room. HVAC has all been recently serviced and is in tip top shape. This home also has A/C to keep you cool on those hot summer days! Backyard is landscaped and fenced with a shed. Dual gravel parking pad out back too makes for plenty of parking at this property. Awesome covered porch at the front, and patio off the back. Book your showing on this well priced home today.