

9736 117 Avenue  
Grande Prairie, Alberta

MLS # A2160012



## \$419,900

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Private		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows		

**Inclusions:** Negotiable

COMPLETELY renovated 5 bedroom 3 bathroom home with detached heated garage NOW available for new owners. OPEN HOUSE SATURDAY, Aug 24th 2-4 PM AND SUNDAY, Aug 25th 2-4 PM!! No expense has been spared with this absolute overhaul, and all work has been completed by reputable and local companies that take pride in their work. Enjoy amazing curb appeal with a totally refreshed exterior, and on a beautiful mature lot with trees and an easement behind the home making for great privacy. Making your way into the house you'll be greeted by a custom staircase and bright warm-tone pallet, tying in beautifully with the black accents throughout the house. Upstairs you can find open concept living showcased by pot lights throughout, and a gorgeous kitchen including quartz counters, undermount sink, soft-close cabinets, floating shelves, and stainless appliances. 3 bedrooms and 2 bathrooms on the main, with the master having an ENSUITE bath. If this wasn't good enough, there is a 3 season sunroom off the dining, fit with a wood stove that is WETT certified, and a large deck proceeding from there. Beneath the deck can be used for storage. Downstairs you will appreciate big windows with lots of natural light, large rec room, 2 bedrooms, full bathroom, and laundry area. Garage is finished and HEATED with a new garage door and opener. HVAC systems are newer, most electrical has all been updated including a brand new panel and all plumbing is PEX and copper. All renovations were approved permitting from the city including plumbing, electrical, and final building permit. This is a beautiful home that offers the blend of modern living in a mature neighborhood. Co-Seller is a licensed Realtor in the province of AB.