



DON'T GAMBLE WITH YOUR HOME.
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 ASSOCIATE

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9647 124 Avenue
 Grande Prairie, Alberta

MLS # A2169920



\$429,900

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,092 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Discover Your Modern Family Home in Grande Prairie! Welcome to this beautifully renovated family home nestled on a quiet local roadway in Scenic Ridge. This contemporary gem boasts a double car heated garage with direct access to the home, ensuring convenience for the entire family. Step inside to discover a meticulously updated interior featuring fresh flooring and a modern color palette throughout. The heart of the home is the stunning new kitchen, complete with sleek quartz countertops and chic black finishes—perfect for family gatherings and entertaining. All three bathrooms have been tastefully remodeled, the plumbing throughout is all new, and the roof has been recently resingled for peace of mind. This spacious 4-bedroom, 3-bathroom residence is move-in ready, accommodating even the largest families. The main floor offers an inviting front sitting area with versatile dining space, leading to a bright, inviting kitchen that overlooks the expansive backyard. Exit the garden doors to a generous covered deck, ideal for year-round barbecues and outdoor dining during those warm summer evenings. Venture upstairs to find two comfortable spare bedrooms, a full bathroom, and a luxurious primary suite featuring a walk-in closet and a stylish ensuite bath. The lower level has been transformed into a sprawling family room complete with a coffee/wine bar, an additional full bathroom, and the fourth bedroom—perfect for guests or older children seeking privacy. The fourth level offers a beautifully finished multi-use space that can serve as an office, bedroom, craft room, or home gym, alongside a dedicated laundry center and mechanical room. Situated on a spacious pie-shaped lot, this property features a front driveway and easy access to the backyard via a paved laneway. The expansive

backyard offers ample room for a detached garage or workshop, an RV parking pad, or a flourishing garden, ensuring plenty of outdoor space for family activities and relaxation. A concrete pad next to the house provides extra storage for ATVs, boats, and more, while a large shed keeps all your gardening tools organized. This modern family home is truly a rare find—perfect for creating lasting memories. Don't miss out on this incredible opportunity; contact your favorite realtor today before it's gone!