



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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9221 115 Avenue  
 Grande Prairie, Alberta

MLS # A2173901



**\$349,900**

<b>Division:</b>	Summit		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<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>	Breakfast Bar		

**Inclusions:** N/A

This fully developed modified bi-level home is situated in the Summit subdivision. With a little TLC you can make this your perfect home!! It offers 3 bedrooms and 3 bathrooms, and is conveniently located within walking distance to trails, schools (Crystal Park), and shopping. The master bedroom is located above the garage and includes a walk-in closet and ensuite. The main floor features an open-concept design with the kitchen, dining, and living areas seamlessly connected, along with a door leading to a spacious two-tiered deck. The fully finished basement includes a bathroom and ample space for entertainment, making it ideal for movie nights or games. Book your showing today!!