

9033 128 Avenue  
Grande Prairie, Alberta

MLS # A2244921



**\$539,999**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Lake Estates       |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | Modified Bi-Level          |               |                   |
| <b>Size:</b>     | 1,438 sq.ft.               | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 5                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached     |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                  |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Pie Shaped Lot |               |                   |

|                    |                     |                   |    |
|--------------------|---------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl | <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>   | See Remarks         |                   |    |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS

Beautifully maintained family home tucked away in a quiet cul-de-sac in the sought-after Crystal Lake neighborhood of Grande Prairie. This spacious 1,438 sq ft modified bi-level offers a bright and inviting layout, just steps from scenic lake trails, schools, and parks. The main floor features a welcoming family room with a cozy natural gas fireplace, a large UPDATED kitchen with island, corner pantry, and generous dining area. The primary bedroom boasts a 3-piece ensuite and his-and-hers closets. The fully developed basement includes a large family room, two additional bedrooms, a full bathroom, laundry room, and direct access to the heated garage—complete with hot and cold taps. The beautifully landscaped yard backs onto a park and offers mature trees, a fire pit area, full fencing, a large south facing deck with storage underneath and a 38-foot concrete driveway with ample space for RV parking. This home truly shows pride of ownership—a must-see!