



8909 120 Avenue
Grande Prairie, Alberta

MLS # GP208785



\$334,750

Division:	Crystal Lake Estates		
Type:	Half Duplex		
Style:	Side by Side		
Size:	1,163 sq.ft.	Age:	2000 (19 yrs old)
Beds:	2 up / 1 down	Baths:	2
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Concrete		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Municipal
Roof:	Other	Taxes:	\$ 4,026
Basement:	Full	Condo Fee:	-
Exterior:	Stucco	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Deck, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home		

Inclusions: -

Rare opportunity to own this well maintained bungalow home in the 45+ community if "Villas on the Park". This immaculate, non smoking, pet free home features sunny kitchen with white cabinets, island & pantry with access to deck with Trex Decking. Home offers vaulted ceiling in adjoining living room and gas fireplace, semi formal dining room plus main floor laundry. Large master bedroom is located on the main floor as well plus a second bedroom or den. Basement is finished with third bedroom, 3 piece bathroom, spacious family room as well as large storage/utility room. 2 year old vinyl plank flooring in hallway, front entry & kitchen. Monthly condo fees are \$160 for snow removal and yard maintenance