



8801 124 Avenue  
Grande Prairie, Alberta

MLS # A1017485

**\$374,999**



<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2003 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Irregular		

<b>Heating:</b>	Standard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone, Water
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s)		

**Inclusions:** -

GREAT LOCATION BACKING ONTO GREEN SPACE IN PRIVATE CUL DE SAC IN CRYSTAL LAKE ESTATES!!! Pride of ownership is obvious in this 4(5) bedroom, fully finished bungalow. 2 beds up with 2 more in the basement as well as an office that could easily be used as a 5th bedroom. Check out the front patio on the front step before you walk in the front door to be greeted by brand new vinyl plank flooring. Open concept living room/ kitchen/ dining room with stainless steel appliances. Nice sized island in kitchen. Laundry located just inside the entrance to the double garage. The good sized master bedroom is separated from the 3 piece ensuite with a walk in closet. Main bathroom and 2nd bedroom complete the top floor. Head downstairs to the fully finished basement. 2 bedrooms and an office as well as a wet bar, two storage areas, a full 3 piece bathroom, and an excellent TV area. Go back upstairs and head out the back door to a three tiered deck with gas hook up for a BBQ. Giant landscaped backyard with trees and a fire pit. The best part is that it backs onto a canola field - SO MUCH PRIVACY!