

8801 125 Avenue

Grande Prairie, Alberta

MLS # A2251343



\$489,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Crystal Lake Estates               |        |                   |
| Type:     | Residential/House                  |        |                   |
| Style:    | Bungalow                           |        |                   |
| Size:     | 1,305 sq.ft.                       | Age:   | 2002 (23 yrs old) |
| Beds:     | 6                                  | Baths: | 3                 |
| Garage:   | Double Garage Attached             |        |                   |
| Lot Size: | 0.15 Acre                          |        |                   |
| Lot Feat: | Back Yard, City Lot, Irregular Lot |        |                   |

|             |                             |            |    |
|-------------|-----------------------------|------------|----|
| Heating:    | Forced Air                  | Water:     | -  |
| Floors:     | Vinyl Plank                 | Sewer:     | -  |
| Roof:       | Asphalt Shingle             | Condo Fee: | -  |
| Basement:   | Finished, Full              | LLD:       | -  |
| Exterior:   | Vinyl Siding                | Zoning:    | RG |
| Foundation: | Poured Concrete             | Utilities: | -  |
| Features:   | Open Floorplan, See Remarks |            |    |

Inclusions:

Garage heater

Fully Developed 6-Bedroom Bungalow in Crystal Lake Estates &ndash; Backing Onto Open Field Welcome to this beautifully maintained and fully developed bungalow in sought-after Crystal Lake Estates, backing onto a quiet open field for added privacy and scenic views. This spacious home offers a total of 6 bedrooms and 3 full bathrooms, making it ideal for growing families or multi-generational living. The main floor features an open-concept layout with a bright and welcoming living space, perfect for both everyday living and entertaining. You'll love the flow of the design, with a modern kitchen and dining area leading to a newer deck that&rsquo;s perfect for summer relaxation. The fully finished basement includes vinyl plank flooring throughout, a large family room, 3 additional bedrooms, a full bathroom, and flex spaces ideal for a music room, rec area, or home office. Additional features include: Central A/C for summer comfort Heated, finished garage Newer shingles and deck Fully fenced and landscaped yard Plenty of storage and functional spaces throughout Located in a quiet and family-friendly neighborhood, close to schools, parks, and amenities &mdash; this home is truly move-in ready and has space for everyone.