

**9647 124 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2169920**



**\$429,900**

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<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>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** n/a

Discover Your Modern Family Home in Grande Prairie! Welcome to this beautifully renovated family home nestled on a quiet local roadway in Scenic Ridge. This contemporary gem boasts a double car heated garage with direct access to the home, ensuring convenience for the entire family. Step inside to discover a meticulously updated interior featuring fresh flooring and a modern color palette throughout. The heart of the home is the stunning new kitchen, complete with sleek quartz countertops and chic black finishes—perfect for family gatherings and entertaining. All three bathrooms have been tastefully remodeled, the plumbing throughout is all new, and the roof has been recently resingled for peace of mind. This spacious 4-bedroom, 3-bathroom residence is move-in ready, accommodating even the largest families. The main floor offers an inviting front sitting area with versatile dining space, leading to a bright, inviting kitchen that overlooks the expansive backyard. Exit the garden doors to a generous covered deck, ideal for year-round barbecues and outdoor dining during those warm summer evenings. Venture upstairs to find two comfortable spare bedrooms, a full bathroom, and a luxurious primary suite featuring a walk-in closet and a stylish ensuite bath. The lower level has been transformed into a sprawling family room complete with a coffee/wine bar, an additional full bathroom, and the fourth bedroom—perfect for guests or older children seeking privacy. The fourth level offers a beautifully finished multi-use space that can serve as an office, bedroom, craft room, or home gym, alongside a dedicated laundry center and mechanical room. Situated on a spacious pie-shaped lot, this property features a front driveway and easy access to the backyard via a paved laneway. The expansive

backyard offers ample room for a detached garage or workshop, an RV parking pad, or a flourishing garden, ensuring plenty of outdoor space for family activities and relaxation. A concrete pad next to the house provides extra storage for ATVs, boats, and more, while a large shed keeps all your gardening tools organized. This modern family home is truly a rare find—perfect for creating lasting memories. Don't miss out on this incredible opportunity; contact your favorite realtor today before it's gone!