



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

8906 124 Avenue
Grande Prairie, Alberta

MLS # A2248568



\$459,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,447 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Insulated, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	Rg
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Blinds and window coverings		

Tucked away in a quiet cul-de-sac in Crystal Lake Estates, this beautifully updated 5-bedroom, 3-bath modified bi-level is ready for its next owners. Step inside to soaring vaulted ceilings, a bright open living area, and an island kitchen with corner pantry and upgraded black stainless steel appliances. The main floor also offers two comfortable bedrooms and a 4-piece bath, while the private upstairs master retreat features a walk-in closet, stylish barn door, and a 4-piece ensuite with jet tub. The fully finished basement provides two more bedrooms, a full bath, laundry, and a large rec room anchored by a cozy gas fireplace. Over the years the home has been thoughtfully maintained with recent updates including shingles (2021), hot water tank (2022), refreshed paint, updated lighting, and new carpet. Outside you'll find an oversized 23' x 25' garage (insulated, drywalled, gas-ready for heat), lockable under-deck storage, new fencing on one side, and plenty of space to relax or entertain. Move-in ready with October 1 possession available, this home combines modern updates, a functional layout, and great curb appeal for an excellent northern Alberta lifestyle.