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9704 118 Avenue  
Grande Prairie, Alberta

MLS # A2274209



**\$325,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		
<b>Inclusions:</b>	N/A		

This spacious home features a 2 bed / 1 bath main floor and a 2 bed / 1 bath illegal suite in the basement, offering plenty of flexibility for multi-generational living or rental potential. The lower level includes a separate entrance, its own kitchen, living area, and shared laundry, making it ideal for extended family or helping offset your mortgage. Situated on a corner, fully fenced lot, this property also includes a double detached garage and excellent parking options. Whether you're an investor looking to add a strong income property to your portfolio or a homeowner wanting space for family, this home checks all the boxes. Affordable, versatile, and packed with potential — come take a look!