

# \$307,000 - 9618 123 Avenue, Grande Prairie

MLS® #A2202855

## \$307,000

4 Bedroom, 2.00 Bathroom, 1,008 sqft  
Residential on 0.10 Acres

Scenic Ridge., Grande Prairie, Alberta

Nice clean 4 bedroom home in Scenic Ridge. The main floor features an open concept dining area, living room and kitchen with patio doors to the large deck. The appliance's have all been replaced since 2023 except for the fridge. The main floor is complete with 3 bedrooms and a full bathroom. The bathroom has hallway access but also has a pocket door to the primary bedroom. The basement has another bedroom, 3 piece bath, a rec room and laundry room. There could easily be another bedroom added downstairs. The motor in the furnace was replaced in 2019. Yard is fully fenced with back alley access and rear 3 stall parking. The whole fence and landing at entrance were redone in 2022. The shingles were relaced in 2023. Very well maintained home. Call your Realtor today for this perfect starter home.

Built in 1996

### Essential Information

MLS® #	A2202855
Price	\$307,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.10
Year Built	1996



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	9618 123 Avenue
Subdivision	Scenic Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6Z9

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 16th, 2025
Days on Market	20
Zoning	Residential

## Listing Details

Listing Office            All Peace Realty Ltd.

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