

# \$355,000 - 9402 120 Avenue, Grande Prairie

MLS® #A2215910

**\$355,000**

3 Bedroom, 2.00 Bathroom, 1,840 sqft  
Residential on 0.15 Acres

Crystal Ridge., Grande Prairie, Alberta

Discover this one-of-a-kind 3-level split home in the sought-after community of Crystal Ridge. With 3 spacious bedrooms, 1.5 bathrooms, and a thoughtfully designed layout, this home offers both comfort and function for the modern family.

Set on a large, PRIVATE-PIE SHAPED LOT, this property features TWO INVITING LIVING SPACES—including a cozy front living room with a beautiful wood-burning fireplace, perfect for chilly evenings. The OPEN-CONCEPT dining and kitchen area is flooded with natural light from the large east-facing windows, creating a bright and welcoming atmosphere.

Just a few steps down, the THIRD LEVEL impresses with a generously sized kitchen boasting incredible storage, and stainless steel appliances. This level also includes a convenient half bath, laundry area, and a spacious family room with 3RD LEVEL WALKOUT access to the backyard patio - direct outdoor access—ideal for entertaining or relaxing with the family.

UPSTAIRS, you'll find a massive primary bedroom complete with his-and-hers closets, a full 4-piece bathroom, and two additional large bedrooms—perfect for growing families or guests.

The fully fenced yard offers privacy and space for outdoor gatherings, while the widened



concrete driveway and oversized carport provide parking for up to 4 vehicles, with the option to enclose the carport for added protection.

Ideally located near Crystal Lake, park trails, schools, and public transit, this home is a perfect blend of space, charm, and convenience.

Donâ€™t miss your chance to own this unique gem in a prime location!

Built in 1978

**Essential Information**

MLS® #	A2215910
Price	\$355,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,840
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	9402 120 Avenue
Subdivision	Crystal Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4R3

**Amenities**

Parking Spaces	4
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Parking	Concrete Driveway, Attached Carport
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## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard, Pie Shaped Lot
Roof	Asphalt
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	7
Zoning	RG

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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