

**9704 118 Avenue
Grande Prairie, Alberta**

MLS # A2274209

\$325,000



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

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

Inclusions:	N/A
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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!