

**9628 126 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2224364**



**\$320,000**

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	867 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Charming 4-Bedroom Home in Scenic Ridge – Ideal for Young Families! Welcome to this well-maintained, long-time loved 4-bedroom, 2-bathroom home nestled in the peaceful and family-friendly neighborhood of Scenic Ridge. Perfectly suited for a young family, this inviting property combines comfort, convenience, and charm. Step inside to discover an open-concept layout that seamlessly connects the kitchen, living, and dining areas—ideal for both everyday living and entertaining. The home features plenty of storage throughout, with a good-sized shed in the backyard offering even more space for hobbies or tools. Enjoy a low-maintenance front yard and a spacious backyard garden, perfect for growing your own veggies and enjoying the green space. With no rear neighbors, privacy is enhanced, and you'll love backing onto a beautiful dog park—a rare bonus for pet lovers! Additional features include off-street parking, generous bedrooms, and zoning for top-rated schools in the area. This property has been a cherished family home and is ready to welcome its next chapter. Don't miss this incredible opportunity to start your family's story in Scenic Ridge—schedule your showing today!