

\$334,900 - 9422 122 Avenue, Grande Prairie

MLS® #A2249992

\$334,900

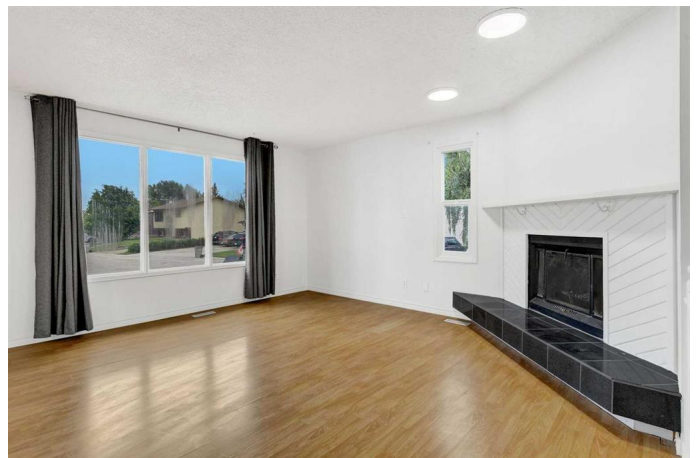
3 Bedroom, 1.00 Bathroom, 1,040 sqft
Residential on 0.12 Acres

Crystal Ridge., Grande Prairie, Alberta

Freshly painted throughout and extensively updated, this 1,040 sq. ft. 5 bedroom, 2 bathroom bi-level offers the perfect mix of comfort, functionality, and income potential. With a separate entry, 2 bedroom in-law suite, itâ€™s an excellent fit for families needing extra space or investors seeking rental income, all in a prime location near schools, parks, and walking trails.

Upstairs, natural light fills a welcoming living room anchored by a wood-burning fireplace with a sleek granite tile hearth. The kitchen has been stylishly refreshed with new granite tile countertops, stainless steel appliances, including a new fridge and over-the-range microwave, plus a new sink, taps, and lighting. The dining area includes new laundry hookups, offering the option of a second laundry space for those planning to rent out the basement. Three bedrooms with updated doors, closets, and hardware, along with a refreshed bathroom featuring new fixtures and finishes, complete the main floor.

The lower level is a true highlight, offering a separate entry, 2 bedroom in-law suite thatâ€™s designed for versatility. It includes two generously sized bedrooms with brand new full-size egress windows that enhance natural light and meet current safety standards, along with a bathroom updated with a new sink, vanity, toilet, mirror, and lighting. A refreshed laundry area with new hookups adds



convenience, making this suite a bright, functional, and safe living space for tenants or extended family.

Outside, the property offers a partially fenced backyard with brand new fencing on both sides, a storage shed, and a long driveway with plenty of parking. A newer roof (2020) provides added peace of mind.

With numerous updates, and excellent suite potential, this home is move-in ready and full of opportunity. Don't miss your chance! Call 780-882-3000 today to schedule your private viewing.

Built in 1979

Essential Information

MLS® #	A2249992
Price	\$334,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9422 122 Avenue
Subdivision	Crystal Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5C6

Amenities

Parking Spaces	2
Parking	Driveway, Parking Pad

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Lawn, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	RG

Listing Details

Listing Office	Henry Adam Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.