



GRASSROOTS
REALTY GROUP

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8814 110A Avenue
Grande Prairie, Alberta

MLS # A2238962



\$320,000

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	899 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Blinds

Bright Bi-Level in Ideal Cul-De-Sac Location! Welcome to this fresh and inviting 4-bedroom, 2-bathroom bungalow—the perfect starter home for anyone looking for comfort, space, and a great location! Step inside to find a bright, open layout filled with natural light from large windows throughout. The spacious main living area flows effortlessly into the kitchen and dining space, creating a warm, welcoming environment for everyday living or entertaining. Enjoy the fully fenced backyard—ideal for kids, pets, or relaxing outdoors. Both the front and back decks feature brand-new railings, and the home has recently had new shingles installed for peace of mind. Tucked away in a quiet cul-de-sac, this home is just a short walk to nearby schools, making it a smart choice for families or first-time buyers. Property perfect for future garage. Don't miss this affordable, move-in ready gem with loads of potential! Call your trusted REALTOR and book a viewing today