



**GRASSROOTS**  
REALTY GROUP

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8956 106 Avenue  
Grande Prairie, Alberta

MLS # A2243709



**\$419,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** Security system (no contract), shed, blinds

This beautifully maintained home is situated on a large corner lot with RV parking, close to 2 schools, walking trails and parks in Crystal Heights. The main floor features an inviting front entry that opens to the bright and airy front living room, a functional kitchen with a center island, pantry, plenty of cabinets and newer appliances. Two dining options to chose from, a dining area off the kitchen with large windows and access to the backyard and the second option just off the living room which could also be used as a cozy reading nook. The upper level is complete with a main bathroom and three bedrooms including the primary with walk in closet and ensuite. The third level offers a second living room with gas fireplace, a fourth bedroom, three-piece bathroom, laundry and convenient access to the attached garage. A large flex room perfect for a playroom, gym, theater or workshop, and an oversized storage room complete the fourth level. The fully fenced and landscaped yard backs onto an easement for additional space and added privacy, has a nice deck with gazebo to enjoy, a shed and a concrete parking pad. This is a must-see home in a great location. Book your showing today!