



GRASSROOTS
REALTY GROUP

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**9120 104 Avenue
Grande Prairie, Alberta**

MLS # A2249118



\$364,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,002 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window coverings, Shed, Playhouse

Great home for first-time buyers!! This bi-level is located in the quiet neighbourhood of Crystal Heights, within walking distance to multiple schools, parks, and shopping. The bright living room flows nicely into the kitchen and dining area, which offers plenty of cupboard and drawer space along with a pantry for extra storage. The dining area opens directly to the backyard, making it perfect for indoor-outdoor living. The main level includes a recently renovated full bathroom and two generously sized bedrooms, including the primary with a two-piece ensuite. The fully developed basement features two additional bedrooms, a spacious living room, laundry area, and access to the finished double car garage. Recent updates include vinyl plank flooring (no carpet throughout) and new shingles installed in June 2025. The backyard is large and private with mature trees, a shed, and a firepit area, ideal for relaxing or entertaining.