



**GRASSROOTS**  
REALTY GROUP

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8814 104 Avenue  
Grande Prairie, Alberta

MLS # A2250577



**\$418,000**

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,181 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, See Remarks		

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

**Inclusions:** Shed, Playset

Fall is around the corner (and we all know what comes after that in Grande Prairie). GOOD NEWS, this 5-bedroom, 3-bathroom home in Crystal Heights is ready to make life easier. Park in your heated garage and store your summer toys safely with RV parking and a secure shed. Inside, there is space for everyone with a bright, open layout and a bonus room big enough for movie nights, workouts, or even the ultimate Lego city. The large kitchen makes cooking or just snacking a social event, while big windows throughout keep things cheerful and welcoming. Step outside to your private deck for morning coffee or an evening wind-down while kids or pets play in the fenced yard. Vacant, move-in ready, and waiting for its next adventure. Book your showing today and see how perfectly this home fits your life!