



GRASSROOTS
REALTY GROUP

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8806 114A Avenue
Grande Prairie, Alberta

MLS # A2255478



\$385,000

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,249 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RR

Utilities: -

Inclusions: heater in garage, built in microwave,

Beautifully Developed Bi-Level in Crystal Heights on a Quiet Cul-de-Sac! From the moment you walk in, the bright and airy main floor makes you feel at home. This 4 bedroom, 2 bathroom home offers both functional and inviting kitchen, featuring maple cabinetry, a convenient eating bar, pantry and backyard access from the dining area —perfect for summer BBQs. The primary bedroom has a walk-in closet and private ensuite boasting a stand-up shower with tile surround. Downstairs, the fully finished basement showcases 9-ft ceilings, a spacious laundry room, 2 additional bedrooms, and a full bathroom. The home continues to impress with a 22x26 finished garage, concrete driveway, and fully fenced backyard that backs onto an easement with rear access. Located just steps from 2 schools, parks, and major bus routes. This home combines comfort, convenience, and excellent value.