



GRASSROOTS
REALTY GROUP

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**9105 112 Avenue
Grande Prairie, Alberta**

MLS # A2265985



\$279,900

Division:	Crystal Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,171 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating: High Efficiency, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RM

Utilities: -

Inclusions: N/A

Very well-kept Duplex in Crystal Heights with attached single-car garage!!! There are 3 bedrooms, 3 bathrooms, and 1171 sq ft. This home is perfect for a first-time home buyer or an investment property. ALL laminate flooring throughout!!! The kitchen has white cabinets, stainless steel appliances, and lots of cabinets. The dining area leads out to a good-sized deck and is great for bbqing. Huge living room and a 2 piece bathroom complete the main level. Upstairs has an amazing primary suite with a 3 piece ensuite and storage, Bedrooms 2 /3, and the main 4 piece bathroom. The basement is undeveloped and can easily have another family room and 4th bedroom, there is a laundry area, and storage. The single-car garage is drywalled and has shelves. The backyard is fully fenced, landscaped, and has a shed. Great family neighbourhood and walking distance to schools and playgrounds. Book your showing today!!!