



GRASSROOTS
REALTY GROUP

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**9105 109 Avenue
Grande Prairie, Alberta**

MLS # A2271304



\$449,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,136 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions:	N/A
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Welcome to this beautifully updated 4 level split in Crystal Heights, tucked away in a quiet cul-de-sac and surrounded by amenities everyone loves. Step inside to a bright main floor featuring updated flooring, a spacious living room, and an updated kitchen complete with modern cabinets and sleek quartz countertops. This layout offers room for the whole family with a large family room on the 4th level, perfect for movie nights or kids's space, plus generously sized bedrooms throughout. The lower level also features in-floor heating for added comfort. Outside, enjoy a big backyard that is ideal for pets, kids, or summer gatherings. with the large pie-shaped lot and 2 level decking. For added convenience, your double attached garage has a radiant heater, and provides access to the third level entry and laundry room. You're also walking distance to schools, parks, walking trails, and shopping, making this location hard to beat. A well-kept, move-in-ready home in one of Grande Prairie's most family friendly neighbourhoods!