



GRASSROOTS
REALTY GROUP

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**9114 106 Avenue
Grande Prairie, Alberta**

MLS # A2282283



\$475,000

Division:	Crystal Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,745 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Landscaped, Many Trees, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV Wall Mounts, All Draperies & Rods

This beautifully updated 5 bedroom, 4 bathroom home sits on an incredible .22-acre private, treed lot beside a park and backing onto an easement—offering the rare advantage of only one direct neighbour. Located on a quiet cul-de-sac in Crystal Heights, this is truly an exceptional setting. The owners have lovingly maintained and improved the home, completing extensive updates including fresh paint throughout the main and upper levels and trim, new upstairs flooring, and refinished kitchen cabinets. Major mechanical upgrades include a new hot water tank, new furnace, and new air conditioner, providing peace of mind for years to come. The main floor features an island kitchen with windows overlooking the park-like backyard, seamlessly connecting to the dining area and rear living room in an open-concept layout ideal for entertaining. A second living room, bedroom, and 3-piece bathroom complete the main level, offering excellent flexibility for guests or home office use. Upstairs, you'll find the spacious 20' x 11' primary bedroom with new carpet, windows overlooking the stunning treed yard, a 9' walk-in closet, and a 3-piece ensuite bathroom. Two additional generous bedrooms and a full 4-piece bathroom complete the upper floor. The fully developed basement offers a large rec room, an additional bedroom, a 3-piece bathroom, and a finished laundry room with storage. Storage is abundant throughout the home with numerous linen, pantry, and broom closets. The backyard is truly something special, featuring over twenty mature trees thoughtfully positioned for privacy and tranquility. Enjoy concrete curbing, a rock waterfall feature, composite deck, shed, and an extra-wide gate for toys. There is space beside the double attached garage for RV parking, plus additional storage in the 8' x 10' shed. The

garage has also been upgraded with spray foam insulation, boarding, fresh paint, and heat, making it functional year-round. The shingles are approximately 10 years old and in excellent condition, and the trees have been professionally maintained and inspected by an arborist. This home is ideally located approximately four blocks walking distance to Holy Cross and IV Macklin schools, offering a rare combination of privacy, location, and thoughtful updates.