



**GRASSROOTS**  
REALTY GROUP

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**8922 104 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2129260**



**\$359,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	Shed		
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Discover the perfect blend of comfort and convenience in this stunning 5-bedroom, 3-bathroom home nestled in the heart of Crystal Heights. Designed with modern living in mind, the main floor boasts an expansive open-concept layout, featuring a spacious living area that flows seamlessly into the well-appointed kitchen. Highlighted by a large central island, this kitchen is ideal for entertaining and everyday living. The main floor hosts three generously sized bedrooms, including a serene primary suite complete with an ensuite bathroom. Descend to the fully finished basement where versatility meets comfort – two additional bedrooms and a full bathroom offer ample space for family and guests, while the dedicated living area provides the perfect backdrop for a children’s playroom or a cozy TV lounge. A well-equipped laundry room adds to the functional layout of this level. Step outside to the north-facing backyard, where a good sized deck offers a tranquil setting overlooking the landscaped yard. This outdoor space comes complete with a handy storage shed and the privacy of backing onto an easement. The double attached garage provides convenient access and additional storage solutions. Located just moments from shopping and schools, this home combines style and functionality in a family-friendly community. Don’t miss out on this exceptional opportunity—schedule your viewing today and see why this home is the perfect setting for your next chapter.