



GRASSROOTS
REALTY GROUP

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8814 110A Avenue
Grande Prairie, Alberta

MLS # A2138362



\$299,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	961 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Low Maintenance Landscape, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Wood	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

This well-maintained home in a quiet cul-de-sac in Crystal Heights is ideal for first-time home buyers, families starting out, or investors. Upon entering, you'll be welcomed by a bright and crisp open floor plan that includes a family room, dining area with sliding doors leading to the back deck, and a spacious kitchen with stainless steel appliances. The upper level flows nicely with a full bathroom, and two sizeable bedrooms. The fully finished basement offers another open and large family room with a built-in entertainment center, a full bathroom, two additional bedrooms, and a laundry/utility room with ample storage. This home features newer vinyl plank flooring throughout and a new hot water tank installed in 2023. The back deck provides a lovely view of the landscaped yard, which includes raised garden beds, a fire pit area, and space for a play area. There is a shed for extra storage along with both under and beside the deck. The paved driveway offers ample parking, and the land is zoned for the potential addition of a garage. Conveniently located just minutes from schools, parks, walking paths, and shopping, this home showcases pride of ownership and is move-in ready for its next owners. Call today to book a showing!