



GRASSROOTS
REALTY GROUP

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8944 105 Avenue
Grande Prairie, Alberta

MLS # A2141586



\$325,000

Division:	Crystal Heights		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,164 sq.ft.	Age:	1992 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Garden, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

THESE DON'T COME AVAILABLE VERY OFTEN! ARE YOU TIRED OF SHOVELLING SNOW & CUTTING GRASS? +45 LIVING AT ITS BEST IN CRYSTAL HEIGHTS! Dont miss out on this beautiful 2 bed, 3 bath duplex, its one of the larger floor plans in Heritage Estates. This 1164 sq.ft bungalow offers a very spacious primary bedroom with his and her closets and ensuite, a second bedroom, main floor laundry, built in freezer, main bathroom, large living room area featuring vaulted ceilings and a abundance of windows allowing for lots of natural light. The kitchen layout is very functional with lots of cabinets and counter space, offers a pantry and has access to the maintenance free deck and private patio area. The downstairs is developed and offers two large rooms, one could accommodate a games or entertainment area and the other a potential spare bedroom or craft room etc... with attached 3 piece bathroom. Other notable features include a 19x23ft garage with epoxy floor covering and a ramp into the home(could be removed if not desired). Backyard has a small gardening area with some trees and shrubs. Contact your REALTOR® today!