



**GRASSROOTS**  
REALTY GROUP

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8836 106 Avenue  
Grande Prairie, Alberta

MLS # A2148797



**\$374,900**

Division:	Crystal Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,562 sq.ft.	Age:	1997 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, City Lot, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

**Inclusions:** Fridge, Stove, Washer, Dryer, Dishwasher

Vacant and move in ready!!! Located in CRYSTAL HEIGHTS close to schools and parks, this solid house is the perfect family home with 5 bedrooms and 3 baths. The u-shaped kitchen complete with cabinet pantry is compact with everything close at hand. The south facing living/dining area boasts vault ceilings and lots of light-ideal for the short days of winter. Upstairs finds three good size bedrooms including large master with 3 piece en suite with shower. The third level hosts the laundry room, family room with inset gas stove and half bath. A great feature of this home is the 3rd level walkout through patio doors to a huge backyard. This level also accesses the garage for easy transport of kids and groceries. Down to the 4th level with 2 more bedrooms and storage. The home has had recent upgrades including new flooring throughout and is ready for immediate possession! Book your viewing today!!