



**8837 106 Avenue
Grande Prairie, Alberta**

MLS # A2169925



\$379,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,895 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island		

Inclusions: N/A

A fully completed four-story split situated in the desirable Crystal Heights area. There is so much space in this house! Open, airy living area with hardwood floors; spacious kitchen featuring an island and plenty of cabinet space. Furthermore, a dining area that opens to your rear south-facing deck. The main bathroom and three bedrooms, including your spacious master suite with a jacuzzi tub, are just a short flight of stairs above. A fourth bedroom and a sizable family room with a gas fireplace are located on the third floor. Your fully fenced and landscaped backyard is right outside your door. A private suite with a separate bathroom has been constructed on the fourth level which can be used as a 5th bedroom. This property has an abundance of space, central air conditioning, and a double attached heated garage! Not to mention that the roof was only replaced a year ago. Two K–8 schools are just a short stroll away, making this an excellent location. For a private viewing, give your go-to realtor a call right now!