



8923 113 Avenue  
Grande Prairie, Alberta

MLS # A2176744



**\$375,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Crystal Heights                        |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | Modified Bi-Level                      |               |                   |
| <b>Size:</b>     | 1,433 sq.ft.                           | <b>Age:</b>   | 2004 (20 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                              |               |                   |
| <b>Lot Feat:</b> | Greenbelt, Landscaped, Street Lighting |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Central Vacuum, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** N/A

Unlock the potential of this great family home. As you enter, you'll find a bright, expansive kitchen perfect for hosting family meals and gatherings, flanked by two generously sized living areas that invite relaxation and connection. The main floor also includes a convenient laundry room, two bedrooms, and a full bath, offering functional living with ease. The master suite above the garage provides a private living space with its own 3-piece ensuite, while the finished basement adds a fourth bedroom and an additional living room, ready to adapt to your needs as a home theater, playroom, or gym. Recent renovations, including a new roof (2022), hot water tank (2023), and a new deck mean this home is ready to welcome you in comfort. Nestled by green space and close to walking trails and two elementary schools, this home promises both convenience and a sense of community