



**8845 114 Avenue  
Grande Prairie, Alberta**

**MLS # A2205621**



**\$445,000**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,223 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	ICF Block
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RR
<b>Utilities:</b>	-

**Inclusions:** N/A

Take a look at this 1200+ sq ft home on a corner lot in Crystal Heights. There are 2 schools within walking distance as well as a number of playgrounds. Upstairs this home features 2 beds and 2 full baths, a spacious sized family room and a large open kitchen overlooking the rear deck. . In the walkout basement there are 2 beds, a full bath and a large family room with a gas fireplace. The garage is 24x24.