



**GRASSROOTS**  
REALTY GROUP

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9044 105 Avenue  
Grande Prairie, Alberta

MLS # A2211039



**\$329,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Block Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, See Remarks, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Smoking Home, Storage		

**Inclusions:** N/A

The perfect family home in an even better location! This Crystal Heights gem is sure to impress from the moment you approach, imagine a morning coffee on the covered front veranda as the summer weather nears. Inside the home you will find a spacious main living area leading into the cozy kitchen space, with several windows and the side door to deck providing ample natural light. Original tile and hardwood are still in good condition underneath the main level vinyl plank! Upstairs plays host to 3 good sized bedrooms including the primary, with direct access to the nicely updated main 4pc bathroom. The fully developed basement has an additional bedroom, flex space and a 3pc bathroom with laundry, along with the utility room and crawl space for easy maintenance. The home has newer shingles and is completed by the massive back yard which has 2 sheds, stunning mature landscaping and a wide open area to be enjoyed all year round! Call your REALTOR&reg; of choice and book your tour today!