



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**110 Crystal Heights Lane**  
**Grande Prairie, Alberta**

**MLS # A2221685**



**\$557,500**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,811 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Projector screen, Children's Playset, Wall TV Mount (Projector, Sound system, & Basement Freezer are negotiable)

Spacious & Bright!! Apt words to describe this well-kept home in Crystal Heights. Up a few steps from the roomy entrance is the sizable kitchen with its vast cupboard space and countertops for days. It features stainless steel appliances including a gas stove as well as a pantry, kitchen island, built-in desk area, and breakfast bar well-situated for school mornings or entertaining in the evenings. Enjoy all the natural light from the many windows while you dine and then relax in the cozy living room with its fireplace and vaulted ceiling that overlooks the green space behind. Hardwood flooring runs throughout as you continue on to the two good sized bathrooms and full washroom that complete the main level. From there up a few steps is a small bonus area just outside the primary bedroom perfect for a desk or reading nook. The primary bedroom features a walk-in-closet and a spacious ensuite with a built-in vanity. Downstairs you'll find more great entertaining space with a bright and sizable rec room that includes a wet bar and projector screen. We finish off the basement with two more bedrooms, a 3 piece bathroom, storage room, and even more storage in the oversized laundry room with two sets of upper cupboards along with a sink and even more countertop space. And the additional space doesn't end there, as the attached 28 x 24 garage has plenty of room for two vehicles plus room for shelving along the walls, and out front there is a huge concrete pad for numerous vehicles plus a RV parking space with enough room to park some of the largest units with the slides out. In the back is the well-kept yard with a recently rebuilt fence that provides access to the greenspace and a bordered rock area encompassing a play set that could also work well as a firepit area. Enjoy the summer evenings up on the deck or down to the patio for added privacy. And with

brand new shingles installed this spring, you wont be stressing or worrying when the summer storms come! This home has so much to offer so contact your favourite Real Estate Professional today to arrange a private viewing!