



GRASSROOTS
REALTY GROUP

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8956 106 Avenue
Grande Prairie, Alberta

MLS # A2243709



\$419,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,346 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: Security system (no contract), shed, blinds

This beautifully maintained home is situated on a large corner lot with RV parking, close to 2 schools, walking trails and parks in Crystal Heights. The main floor features an inviting front entry that opens to the bright and airy front living room, a functional kitchen with a center island, pantry, plenty of cabinets and newer appliances. Two dining options to chose from, a dining area off the kitchen with large windows and access to the backyard and the second option just off the living room which could also be used as a cozy reading nook. The upper level is complete with a main bathroom and three bedrooms including the primary with walk in closet and ensuite. The third level offers a second living room with gas fireplace, a fourth bedroom, three-piece bathroom, laundry and convenient access to the attached garage. A large flex room perfect for a playroom, gym, theater or workshop, and an oversized storage room complete the fourth level. The fully fenced and landscaped yard backs onto an easement for additional space and added privacy, has a nice deck with gazebo to enjoy, a shed and a concrete parking pad. This is a must-see home in a great location. Book your showing today!