



GRASSROOTS
REALTY GROUP

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9055 106 Avenue
Grande Prairie, Alberta

MLS # A2250545



\$417,000

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,411 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: patio table and chairs, pergola

Tucked away in a quiet cul-de-sac in Crystal Heights, this home offers a welcoming blend of comfort and convenience. Surrounded by mature trees and just three houses from the neighbourhood playground, this 1990 four-level split is within easy walking distance of Holy Cross and I.V. Macklin schools, making it an ideal setting for families. With more than 2,600 sq.ft. of living space, there is room here for everyone to spread out and enjoy. The upper level hosts three generously sized bedrooms, including a primary suite with a walk-in closet and a three-piece ensuite. On the main floor, a bright family room with hardwood floors and large windows flows into a kitchen centred around a practical island, providing space for casual meals and gatherings. From the eat-in kitchen area, step outside to a fenced backyard oasis complete with a deck and pergola, framed by trees and established fruit shrubs, perfect for relaxing or entertaining. A half-level down, a second family room with a cozy wood-burning fireplace offers a warm retreat, accompanied by a fourth bedroom, another three-piece bathroom, the laundry room and direct access to the attached double garage. The fully developed basement adds even more versatility, featuring a wet bar, a gas fireplace, and open space currently used as a home gym and play area, along with a large storage room, mechanical room and crawl space. Hardwood run throughout most of the home, while updated vinyl plank adds durability to the lower levels. With most windows and the roof shingles replaced in recent years, this well-maintained property balances charm with practical updates. If you're seeking a spacious home in a family-oriented neighbourhood with mature landscaping, multiple living areas and room to grow, 9055 106 Avenue could be just the opportunity you've been waiting for.

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