



GRASSROOTS
REALTY GROUP

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8938 107A Avenue
Grande Prairie, Alberta

MLS # A2266253



\$409,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,174 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	Shed
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Welcome to this beautifully kept 5-bedroom, 3-bathroom Bi-level House in Crystal Heights. The home has seen several recent improvements, including fresh paint, a newer stove (2023), updated kitchen flooring, new toilet seats in the upstairs bathrooms, a new standing shower in the ensuite, new vanities in both upstairs bathrooms, and new closet doors. These updates give the home a clean and move-in ready feel. The main floor is bright and welcoming with a large south-facing window that brings in tons of natural light. The kitchen offers plenty of cabinet space and opens directly onto the back deck — perfect for BBQs and family time. The primary bedroom features a full ensuite and walk-in closet, and two more bedrooms plus a full bathroom complete the main level. The lower level is ideal for extra living space, with two large bedrooms, a 4-piece bathroom with, a big family room for movie nights or entertaining, and a dedicated laundry area. Step outside to a fully fenced yard that backs onto a green easement — offering privacy and a safe play space for kids and pets. The attached double garage gives direct access to the home, and there's an additional shed for storage. Location couldn't be better — close to schools, walking trails and shopping. This is a well-maintained family home with comfort, updates, and a prime location — a solid choice in Crystal Heights. Call your Favourite realtor today to schedule a viewing!