



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2277438**



**\$450,000**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Heights              |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | Bi-Level                     |               |                   |
| <b>Size:</b>     | 1,455 sq.ft.                 | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 1                            | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Attached       |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                   |

|                    |             |                   |                 |
|--------------------|-------------|-------------------|-----------------|
| <b>Heating:</b>    | Other       | <b>Water:</b>     | -               |
| <b>Floors:</b>     | See Remarks | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | See Remarks | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Other       | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | See Remarks | <b>Zoning:</b>    | Low Density Res |
| <b>Foundation:</b> | See Remarks | <b>Utilities:</b> | -               |
| <b>Features:</b>   | See Remarks |                   |                 |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

COURT ORDERED SALE in Crystal Heights. No access been granted so cannot confirm how many bedrooms, bathrooms or anything else. Sold as is where is