



**GRASSROOTS**  
REALTY GROUP

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8814 114 Avenue  
Grande Prairie, Alberta

MLS # A2287911



**\$455,000**

|           |                                           |        |                   |
|-----------|-------------------------------------------|--------|-------------------|
| Division: | Crystal Heights                           |        |                   |
| Type:     | Residential/House                         |        |                   |
| Style:    | Modified Bi-Level                         |        |                   |
| Size:     | 1,229 sq.ft.                              | Age:   | 2006 (20 yrs old) |
| Beds:     | 4                                         | Baths: | 3                 |
| Garage:   | Concrete Driveway, Double Garage Attached |        |                   |
| Lot Size: | 0.12 Acre                                 |        |                   |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot    |        |                   |

|             |                                                                            |            |    |
|-------------|----------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                 | Water:     | -  |
| Floors:     | Carpet, Laminate, Linoleum                                                 | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                            | Condo Fee: | -  |
| Basement:   | Full                                                                       | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                                                   | Zoning:    | RR |
| Foundation: | Poured Concrete                                                            | Utilities: | -  |
| Features:   | Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Pantry |            |    |

Inclusions: NA

4 bed 3 bath in Crystal Heights! Large kitchen with double oven, pantry, and kitchen island with eat up counter. Separate dining area with access to rear deck and fully fenced yard. Living room off of dining area. 2 good sized bedrooms and full bath on main level. Large primary bedroom over garage with full ensuite, and walk in closet. Fully finished basement with 4th bedroom and full bathroom, as well as large second living space and gas fireplace. Attached double garage with workbench. Fully fenced back yard and attached deck with aluminum railings.