



**GRASSROOTS**  
REALTY GROUP

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**8813 114A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2292013**



**\$499,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,776 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, shed, AC

Spectacular turn-key home in a fantastic family-friendly subdivision! Located in Crystal Heights on a quiet keyhole crescent and just steps from two schools, this fully developed home with walk-out bsmt is truly move-in ready. The bright main floor features a welcoming living room, spacious kitchen and dining area perfect for entertaining, fresh paint throughout plus the convenience of main floor laundry. Upstairs offers three bedrooms, including an oversized primary suite complete with a walk-in closet and full ensuite. Two great sized additional bedrooms and another full bathroom make this level ideal for families. The professionally developed walk-out basement adds even more living space with a large family room, full bedroom, bathroom, and a walk-out to the beautifully landscaped backyard with stamped concrete pad. Recent updates include new appliances, new shingles in 2025, new HWT in 2020, new paint throughout, stamped concrete pad from walk-out with privacy shades and new upper deck with wood privacy railing. Immaculately maintained, this home must be seen to be fully appreciated!