



**8822 114 Avenue
Grande Prairie, Alberta**

MLS # A2307422



\$525,000

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,302 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters, See Remarks, Storage		

Inclusions: N.A

Welcome to this fully developed 4-level split in the highly sought-after Crystal Heights neighborhood, offering over 2,300 sq. ft. of functional living space designed with family living in mind. With 5 large bedrooms, 3 fully renovated bathrooms, and multiple living areas, this home provides the perfect balance of space, comfort, and versatility. From the moment you step inside, you're greeted by a bright and welcoming layout with a spacious tiled entryway. The main level features a beautifully designed kitchen complete with quartz countertops, a large island, new stainless steel appliances, and an abundance of cabinetry, flowing seamlessly into the generous dining area—perfect for hosting family gatherings. Patio doors lead you out to a deck with gazebo, creating an ideal space for year-round BBQing and outdoor entertaining. Upstairs, you'll find the primary bedroom with a full ensuite and ample closet space, along with two additional well-sized bedrooms and another full bathroom. The third level offers a huge family room with a cozy gas fireplace, a fourth bedroom, full bath, and convenient walkout access to the backyard patio, giving you flexible living options for guests or a home office setup. The fully finished fourth level adds even more space with a fifth bedroom, laundry area, and plenty of storage. This home has seen major updates including a new high-efficiency furnace, new hot water tank, and a new fridge, along with fully renovated bathrooms, giving you peace of mind and modern comfort. Outside, enjoy a fully fenced yard backing onto an easement, offering added privacy, along with a lower patio seating area perfect for relaxing. The standout feature is the triple-car heated garage with high ceilings—ideal for vehicles, storage, or a workshop. The owner currently has a fully functional golf simulator set up in the garage; it

is not included in the sale and will be removed, restoring the garage to its original state. However, it may be negotiable for interested buyers. Located close to schools, parks, and walking trails, this home sits in a quiet, family-friendly neighborhood that checks all the boxes. Move-in ready, packed with value, and built for growing families — this is one you don't want to miss. Book your showing today!