



**8934 115 Avenue  
Grande Prairie, Alberta**

**MLS # A2308390**



**\$475,000**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Front Yard, Interior Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, High Ceilings, Soaking Tub		

**Inclusions:** Window coverings, Garage Heater

Welcome home! Nestled in a warm, family-friendly neighbourhood where kids still ride their bikes and neighbours look out for one another, this beautifully maintained bi-level offers the perfect blend of comfort, space, and smart living. From the moment you step inside, you'll appreciate the inviting entryway and bright, south-facing living room that fills the home with natural sunlight. The main floor features durable laminate flooring and a functional layout designed for everyday family life. The kitchen is a true standout, offering crisp white cabinetry, plenty of counter space, a convenient pantry, and newer stainless steel appliances—all updated within the last two years—making meal prep and entertaining effortless. Upstairs, you'll find three spacious bedrooms, including a comfortable primary retreat, with a 3 piece ensuite as well as an additional full 4pc bathroom to accommodate busy mornings with ease. The fully developed basement expands your living space with a large family room, an additional bedroom, a full bathroom, and a versatile den/playroom—perfect for toys, hobbies, or a home office. And for those who need extra storage, you'll love the massive crawlspace that keeps everything neatly tucked away. Step outside and prepare to fall in love. With no rear neighbours, you'll enjoy added privacy while hosting unforgettable gatherings on the MASSIVE rear deck—truly an entertainer's dream and the ultimate spot for summer BBQs and backyard parties. The double detached garage is fully finished and heated, offering comfort and convenience year-round—whether you're parking, working, or storing your gear. What truly sets this home apart is its forward-thinking, energy-efficient upgrades. In 2024, the home had extra insulation added to the attic and was outfitted with brand new

high-end shingles as well as approximately \$30,000 worth of solar panels from E3. These panels offer incredible savings on utility costs, especially when paired with a Solar Club—allowing you to bank energy during our sunny months and significantly reduce winter expenses. It's a smart investment in both your lifestyle and your future. To top it off, a programmable soffit Christmas light system adds a touch of year-round charm and convenience with just the tap of an app. Located just steps from a fantastic park and playground, and close to schools, this is a neighbourhood where memories are made. It's the kind of place where your children can grow, explore, and build lifelong friendships. If you've been searching for a home that checks all the boxes—space, style, functionality, and energy efficiency—this one is not to be missed.