



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

9109 112 Avenue  
Grande Prairie, Alberta

MLS # A2324956



**\$289,900**

|           |                                          |        |                   |
|-----------|------------------------------------------|--------|-------------------|
| Division: | Crystal Heights                          |        |                   |
| Type:     | Residential/Duplex                       |        |                   |
| Style:    | 2 Storey, Attached-Side by Side          |        |                   |
| Size:     | 1,318 sq.ft.                             | Age:   | 1996 (30 yrs old) |
| Beds:     | 3                                        | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Attached                   |        |                   |
| Lot Size: | 0.07 Acre                                |        |                   |
| Lot Feat: | Cul-De-Sac, Rectangular Lot, See Remarks |        |                   |

|             |                            |
|-------------|----------------------------|
| Heating:    | Forced Air                 |
| Floors:     | Carpet, Laminate, Linoleum |
| Roof:       | Asphalt Shingle            |
| Basement:   | Full                       |
| Exterior:   | Vinyl Siding               |
| Foundation: | Poured Concrete            |
| Features:   | See Remarks, Storage       |

|            |    |
|------------|----|
| Water:     | -  |
| Sewer:     | -  |
| Condo Fee: | -  |
| LLD:       | -  |
| Zoning:    | RM |
| Utilities: | -  |

**Inclusions:** Negotiable

Welcome to this two-storey half duplex in the desirable community of Crystal Heights! Close to parks, walking trails, schools, and everyday amenities, this home offers a functional layout that's perfect for families, first-time buyers, or anyone looking for low-maintenance living. The main floor features a welcoming entryway, convenient half bath, and an open-concept kitchen, dining, and living area that creates one bright, comfortable space for everyday living. Off the dining room, step out onto the back deck and enjoy the backyard. Upstairs, you'll find a spacious primary bedroom with a large ensuite, two additional bedrooms, and another full bathroom. The basement offers a large family room along with storage. Complete with a single attached garage, this home is a great opportunity to have a home in the beautiful Crystal Heights neighbourhood.