



GRASSROOTS
REALTY GROUP

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8842 115 Avenue
Grande Prairie, Alberta

MLS # A2325702



\$485,000

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,233 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		
Heating:	Fireplace Insert, Forced Air		
Floors:	Linoleum, Tile, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Brick, Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Kitchen Island, Pantry, Quartz Counters		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	RR		
Utilities:	-		

Inclusions: All window coverings

This beautifully maintained modified bi-level is located in Crystal Heights! The main floor features a stylish kitchen with quartz countertops, a gas range, BI convection microwave, island, pantry, and spacious dining/living area accented by a stunning stone feature wall with a cozy fireplace. Two generous bedrooms and a full bathroom complete the main level. The upper-level primary suite offers a walk-in closet and full ensuite. The fully finished basement includes a large family room, fourth bedroom, and a full bathroom with an air tub. Enjoy the beautifully landscaped backyard with no rear neighbours, featuring a firepit area, raspberry bushes, Saskatoon berries, cherry and haskap trees, plus rhubarb. Additional features include air conditioning, a heated double attached garage, a park, and green space only steps away, plus schools, and walking trails nearby. Numerous updates provide peace of mind, including shingles, hot water tank, washer and dryer (2026), dishwasher (2024), furnace and basement flooring (2023), plus the fridge, deck, sump pump and select interior paint completed approximately 3–5 years ago. This home is ready for new owners, call today to schedule your viewing!!