



GRASSROOTS
REALTY GROUP

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8932 105 Avenue
Grande Prairie, Alberta

MLS # A2340471



\$395,000

Division:	Crystal Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,113 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Sump Pump(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: Fridge, Stove, Microwave, Dishwasher, Dryer, Dryer, Blinds,

Well-kept bungalow in Heritage Estates, a 45+ community offering low-maintenance living with lawn care and snow removal included in the monthly HOA. The main floor features a bright living room with a floor-to-ceiling front window, a functional kitchen with a brand new fridge, and a dining area with a bay window and access to the rear deck. There are 2 bedrooms and 2 full bathrooms on the main level, including a spacious primary bedroom with a walk-through closet and private 3-piece ensuite. Main floor laundry adds everyday convenience. The partially developed basement includes an additional bedroom, a 3-piece bathroom, and plenty of space for future development or storage. A single attached garage completes the package. Big ticket items have been updated: shingles, furnace, hwt, front window. A great opportunity for comfortable, simplified living.