



GRASSROOTS
REALTY GROUP

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8935 105 Avenue
Grande Prairie, Alberta

MLS # A2342526



\$399,900

Division:	Crystal Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,076 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window covers, Gazebo, Chest in lower bathroom

This immaculate 45+ home is ready to move right into. You will not find a more immaculate, well kept and well maintained unit. many fresh updates...newer laminate flooring on main living room, fresh paint, and a refreshed kitchen that makes you want to cook. The open floor plan with vaulted ceilings feels spacious and bright, and the main living areas have beautiful updated laminate flooring that flows perfectly. You've got three bedrooms, (very easy to make a 4th in basement) Three full baths including an en-suite with dual closets, and a finished basement with an extra bedroom and bath. (3 baths total) The backyard is the real highlight though—SOUTH FACING! with a gorgeous gazebo on the back deck is perfect for entertaining, and there's a gas BBQ hookup ready to go. Underground sprinkler irrigation keeps the landscaped yard practically maintaining itself. Newer High-efficiency furnace. Snow Removal and landscaping is completed with the HOA, great for retirees or snowbirds! A heated garage, quiet cul-de-sac location, close to downtown and transit—this is the kind of place where you can actually relax and enjoy life without worrying about what needs fixing next.