

8814 104 Avenue
Grande Prairie, Alberta

MLS # A2250577



\$418,000

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|------------------|---|---------------|-------------------|
| Division: | Crystal Heights | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,181 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, RV Access/Parking, See Remarks | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, See Remarks | | |

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

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

Inclusions: Shed, Playset

Fall is around the corner (and we all know what comes after that in Grande Prairie). GOOD NEWS, this 5-bedroom, 3-bathroom home in Crystal Heights is ready to make life easier. Park in your heated garage and store your summer toys safely with RV parking and a secure shed. Inside, there is space for everyone with a bright, open layout and a bonus room big enough for movie nights, workouts, or even the ultimate Lego city. The large kitchen makes cooking or just snacking a social event, while big windows throughout keep things cheerful and welcoming. Step outside to your private deck for morning coffee or an evening wind-down while kids or pets play in the fenced yard. Vacant, move-in ready, and waiting for its next adventure. Book your showing today and see how perfectly this home fits your life!