



**DJ Golden**  
**REAL ESTATE**

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**8814 110A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2238962**



**\$345,000**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	899 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** Blinds

Bright Bi-Level in Ideal Cul-De-Sac Location! Welcome to this fresh and inviting 4-bedroom, 2-bathroom bungalow—the perfect starter home for anyone looking for comfort, space, and a great location! Step inside to find a bright, open layout filled with natural light from large windows throughout. The spacious main living area flows effortlessly into the kitchen and dining space, creating a warm, welcoming environment for everyday living or entertaining. Enjoy the fully fenced backyard—ideal for kids, pets, or relaxing outdoors. Both the front and back decks feature brand-new railings, and the home has recently had new shingles installed for peace of mind. Tucked away in a quiet cul-de-sac, this home is just a short walk to nearby schools, making it a smart choice for families or first-time buyers. Property perfect for future garage — Don't miss this affordable, move-in ready gem with loads of potential! Call your trusted REALTOR and book a viewing today More Photos to come very soon