

8909 108 Avenue
Grande Prairie, Alberta
MLS # A2259062

\$409,900

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|------------------|---|---------------|-------------------|
| Division: | Crystal Heights | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,318 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Heated Driveway | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|----------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Concrete | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters | | |

Inclusions: Shed, Garage heater

Well cared for by the original owners, this 4-bedroom, 2.5-bathroom home in Crystal Heights offers the perfect blend of comfort, updates, and location for first-time buyers. Backing onto a green space easement and directly across from two schools, this home features thoughtful upgrades including newer shingles (2013), quartz counters with a tile backsplash in the kitchen, updated bathroom counters and flooring, and professional plumbing updates. The spacious main floor offers a large living room, formal dining area, and an eat-in kitchen, while upstairs you'll find three generous bedrooms and two full bathrooms, including a king-sized master with walk-in closet and ensuite. The third level provides a large rec room, fourth bedroom, and combined bathroom/laundry with space to add a tub or shower if desired, plus a wide-open fourth level currently used for storage. Enjoy the fenced and treed backyard with a 10x18 composite deck and aluminum railing, along with a finished and heated 22x20 garage. Added touches include professionally installed app-controlled exterior accent lighting for year-round celebrations. Lovingly maintained for 30 years, this home is ready to welcome its next family. **IMMEDIATE POSSESSION!**