

8837 106 Avenue
Grande Prairie, Alberta

MLS # A2169925



\$379,900

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|------------------|--|---------------|-------------------|
| Division: | Crystal Heights | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,895 sq.ft. | Age: | 1996 (28 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RR |
| Foundation: | Perimeter Wall, Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Jetted Tub, Kitchen Island | | |

Inclusions: N/A

A fully completed four-story split situated in the desirable Crystal Heights area. There is so much space in this house! Open, airy living area with hardwood floors; spacious kitchen featuring an island and plenty of cabinet space. Furthermore, a dining area that opens to your rear south-facing deck. The main bathroom and three bedrooms, including your spacious master suite with a jacuzzi tub, are just a short flight of stairs above. A fourth bedroom and a sizable family room with a gas fireplace are located on the third floor. Your fully fenced and landscaped backyard is right outside your door. A private suite with a separate bathroom has been constructed on the fourth level which can be used as a 5th bedroom. This property has an abundance of space, central air conditioning, and a double attached heated garage! Not to mention that the roof was only replaced a year ago. Two K–8 schools are just a short stroll away, making this an excellent location. For a private viewing, give your go-to realtor a call right now!