

**8809 110A Avenue
Grande Prairie, Alberta**

MLS # A2248018



\$349,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,066 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Landscaped, Lawn,		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, High Ceilings, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Shed

Beautifully Updated Bi-Level in Crystal Heights Situated in one of Grande Prairie's most desirable family neighborhoods, this well-maintained bi-level is tucked into a quiet cul-de-sac in Crystal Heights, just steps from parks, schools, and walking trails. The functional floor plan features a bright kitchen with a corner pantry, pristine white cabinetry, a tasteful tile backsplash, and stone countertops that pair perfectly with the stainless steel appliances. The dining area offers plenty of natural light with sliding patio doors leading to a raised deck that connects to the covered front porch — a perfect spot for morning coffee. The main level is finished with quality vinyl plank and soft carpet, offering three bedrooms, including one with a walk-through closet into the full main bath. The lower level boasts a spacious primary suite with an ensuite and walk-in closet complete with organizers and a window for natural light. The remaining basement area is framed and ready for your finishing touch — whether that's an additional living room, home office, or suite potential thanks to the side entrance. Recent updates and servicing, including a newer hot water tank (2019) and furnace service (2020), give peace of mind. The landscaped and fenced backyard makes the most of the wedge-shaped lot, with room to relax around the fire pit and no rear neighbors thanks to the easement. Move-in ready and full of potential, this Crystal Heights property combines comfort, upgrades, and an excellent location — book your showing today.