

**8814 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2250577**



**\$418,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<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, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**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!