

**8909 108 Avenue
Grande Prairie, Alberta**

MLS # A2259062



\$409,900

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!**