

**8813 114A Avenue
Grande Prairie, Alberta**

MLS # A2292013



\$499,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,776 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	RR
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, shed, AC

Spectacular turn-key home in a fantastic family-friendly subdivision! Located in Crystal Heights on a quiet keyhole crescent and just steps from two schools, this fully developed home with walk-out bsmt is truly move-in ready. The bright main floor features a welcoming living room, spacious kitchen and dining area perfect for entertaining, fresh paint throughout plus the convenience of main floor laundry. Upstairs offers three bedrooms, including an oversized primary suite complete with a walk-in closet and full ensuite. Two great sized additional bedrooms and another full bathroom make this level ideal for families. The professionally developed walk-out basement adds even more living space with a large family room, full bedroom, bathroom, and a walk-out to the beautifully landscaped backyard with stamped concrete pad. Recent updates include new appliances, new shingles in 2025, new HWT in 2020, new paint throughout, stamped concrete pad from walk-out with privacy shades and new upper deck with wood privacy railing. Immaculately maintained, this home must be seen to be fully appreciated!