

**8802 117 Avenue
Grande Prairie, Alberta**

MLS # A2344595



\$649,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,505 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Dining room china cabinet, Dining room table and chairs, Garage shelving

A truly special family home nestled in a quiet cul-de-sac. Set on an impressive, pie-shaped lot, this beautiful bungalow offers the perfect blend of “business in the front, party in the back”—ideal for families seeking both space and versatility. Step inside to be greeted by an airy, open-plan layout, enhanced by vaulted ceilings. The spacious living room boasts a cozy gas fireplace and flows seamlessly into the dining area and a well-appointed kitchen, complete with rich dark cabinetry, quartz worktops and newer stainless steel appliances. At one end of the main floor, you’ll find two bedrooms tucked away, including a master suite with a luxurious four-piece bathroom and walk-in wardrobe. A practical laundry/mud room off the finished, heated double garage, as well as a full bathroom, complete the main level. Downstairs, a sweeping curved staircase leads to a generous open-plan basement, perfect for entertaining or relaxing. Discover a wood-burning stove, a wet bar, two further bedrooms, a full bathroom, and abundant storage to keep your home organized. The basement offers direct access to both the garage and a walk-out to the magnificent, fully fenced garden. Enjoy the two-tiered deck — a covered, concreted lower level (ideal for a hot tub) and an upper level to bask in the sunshine and appreciate the serene, private setting. Thoughtful landscaping, mature trees, a firepit, and brickwork create an “acreage feel” in town. Updates include shingles (2019), appliances (2023), hot water tank (2026), appliances (2023), basement carpet (2020). Don’t miss your chance to call this exceptional property home.