

9048 104 Avenue  
Grande Prairie, Alberta

MLS # A2263707



## \$394,900

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Heights                             |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | 4 Level Split                               |               |                   |
| <b>Size:</b>     | 1,076 sq.ft.                                | <b>Age:</b>   | 1991 (34 yrs old) |
| <b>Beds:</b>     | 5                                           | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                      |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Front Yard, Irregular Lot, Landscaped, Lawn |               |                   |

|                    |                                                                   |
|--------------------|-------------------------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                                        |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile                                  |
| <b>Roof:</b>       | Asphalt Shingle                                                   |
| <b>Basement:</b>   | Full                                                              |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                          |
| <b>Foundation:</b> | Poured Concrete                                                   |
| <b>Features:</b>   | Chandelier, Laminate Counters, Open Floorplan, Vaulted Ceiling(s) |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | RS |
| <b>Utilities:</b> | -  |

**Inclusions:** Shed

Welcome to this beautifully updated and well cared for home in the family friendly neighborhood of Crystal Heights. A location that perfectly balances peaceful living with everyday convenience. Only steps away from two elementary schools, numerous parks and playgrounds, and scenic walking trails that connect to Ivy Lake, this property is ideal for families. Step into the private backyard oasis, complete with a mature tree, a fenced yard, a decent deck, and a handy storage shed. An excellent spot to relax or entertain. Inside, the open concept main living area feels bright and inviting, with large windows in the dining and living rooms that flood the home with natural light especially with vaulted ceilings. The tastefully renovated kitchen with dark espresso cabinets, tiled backsplash, pantry and mostly stainless appliances. The beautifully upgraded third level bathroom showcase thoughtful updates and pride of ownership throughout. Upstairs features three comfortable bedrooms and two full bathrooms, including a lovely primary suite. The third level offers a large, versatile family room that's perfect for kids, movie nights, or gatherings with friends, along with a full bathroom and laundry area. Down on the fourth level, you'll find another bedroom plus a bonus room that works perfectly as a fifth bedroom, office, or den. The finished garage has convenient access to the third level, and there's even potential to add a small sixth bedroom or office if desired. With newer shingles installed in 2022, that's a big expense already taken care of. Known for its strong community spirit and lively Halloweens full of trick-or-treaters, Crystal Heights is a neighborhood you'll be proud to call home. Don't miss your chance to see this move in ready gem. Book a showing today and fall in love with everything it has to offer!