

9106 110A Avenue  
Grande Prairie, Alberta

MLS # A2284736



**\$429,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Heights        |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 1,251 sq.ft.           | <b>Age:</b>   | 1995 (31 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                      |                   |    |
|--------------------|----------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air           | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Linoleum, Tile, Wood | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding         | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete      | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Smoking Home      |                   |    |

**Inclusions:** N/A

Welcome to this beautifully maintained home in the highly sought-after community of Crystal Heights, perfectly situated in a quiet cul-de-sac—ideal for families. Enjoy the convenience of having Holy Cross and IV Macklin schools just steps away, making daily routines effortless. This spacious 4-bedroom, 2.5-bath home offers the perfect blend of comfort and functionality. Thoughtful upgrades completed in 2016 include new shingles, fresh paint, a concrete patio pad, updated blinds, and modern light fixtures—giving the home a refreshed and move-in ready feel. Stay cool during those hot summer days with central air conditioning, and enjoy the comfort of a heated garage during the winter months features you’ll truly appreciate year round. With its prime location, family friendly layout, and valuable upgrades, this home is an exceptional opportunity you won’t want to miss.