

**8813 110a Avenue**  
**Grande Prairie, Alberta**

**MLS # A2308897**



**\$389,000**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,462 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Lawn, Low Maintenance Landscape, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 2 Dishwashers, 2 Refrigerators, 2 Stoves, Washer and Dryer

This well kept 3 level split offers excellent flexibility for investors or families looking for a 2-unit setup. The home features a non-conforming suite with 3 bedrooms up and 2 bedrooms down, making it a great option for generating rental income or accommodating extended family. The upper level includes a primary bedroom with a walk-through closet and direct bathroom access, while the lower unit offers its own private entrance, primary bedroom with a walk-in closet, and ample storage including crawlspace space. The unique split design allows the lower suite to enjoy bright, partially above-grade living, with large patio doors off the living area leading to a south-facing deck. Outside, you’ll find RV parking, plenty of additional parking, two large sheds, and a fully fenced yard with privacy in mind. The property backs onto an easement that provides easy access toward IV Macklin School and in the other direction open space on the edge of town—great for families and pet owners. Located on a quiet, no-through cul-de-sac, this is a family-friendly area with minimal traffic. A solid opportunity with both income potential and long-term value.