

**9123 105 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2316576**



**\$439,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Garage Door Opener

Affordable 5 bed 2 Bath house with heated garage, and central air conditioning! Situated on a quiet street in the desired subdivision of Crystal Heights, backing onto an easement. Close to several amenities as well as I.V Macklin & Holy Cross School(s), and Ivy Lake. Tiled entry way welcomes you into your new home, head up a few stairs to the main level, that boasts spacious living room with large window allowing natural light all day long. Kitchen hosts adequate cabinet + counter space and stretches into the grand dining room that allows for a table of any shape or size. Remainder of the main floor consists of the master bedroom, two bedrooms, full bathroom and popular main floor laundry. Making our way to the finished basement you will discover a second living room, full bathroom, two more bedrooms, and utility/storage room. Attached double car garage is heated wonderful for our longer winters. Back yard is fully fenced with an easement alley way, as well as south backing great for gardening with sunshine all day long. Book your viewing today of this affordable and spacious home today!