ROBERT HART MOORE
GRASSROOTS REALTY GROUP

780-897-4170
robert@grassrootsrealtygroup.ca

## 8933 114 Avenue
## Grande Prairie, Alberta

## MLS # A2316599

# $469,900

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|---|---|---|---|
| **Division:** | Crystal Heights | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 1,521 sq.ft. | **Age:** | 2005 (21 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.13 Acre | | |
| **Lot Feat:** | City Lot, Irregular Lot, Landscaped, Lawn | | |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Laminate, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Stone, Vinyl Siding, Wood Frame | **Zoning:** | RS |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Kitchen Island, Laminate Counters, Open Floorplan | | |

**Inclusions:** Blinds

Welcome to this beautifully maintained and fully developed family home located in a mature, highly desirable neighborhood designed for families and community living. Offering 3 spacious bedrooms, 2.5 bathrooms, an attached garage, a finished basement, and an incredible 3-season sunroom, this home provides the perfect combination of comfort, functionality, and lifestyle. The bright and inviting living room flows seamlessly into the open concept kitchen and dining area, creating an ideal space for entertaining guests or enjoying quality family time. Upstairs, all three bedrooms are thoughtfully positioned on the same level, providing the perfect separation from the main living spaces and creating a peaceful retreat at the end of the day. The fully developed basement features a large family room that sits an entire floor away from the bedrooms, making it the ultimate man cave, media room, games room, or kid zone while offering excellent sound separation for the rest of the household. Step outside and enjoy the fantastic 3-season sunroom, the perfect place to relax with a coffee, enjoy an afternoon nap, read a book, or soak up the sunshine without the annoyance of bugs, creating a peaceful space that offers both physical and mental wellness benefits. The fully fenced backyard is perfect for children and pets, while the extra wide driveway easily accommodates up to three vehicles and the attractive low maintenance rock landscaping enhances curb appeal without the extra upkeep. Situated on a quiet loop with limited traffic, this location provides added safety, privacy, and a true sense of community that is becoming increasingly difficult to find. Families will love being within walking distance of two excellent K-8 schools, including both public and Catholic options, creating outstanding educational opportunities while surrounding children with countless opportunities to build

friendships and lasting relationships. The neighborhood also features playgrounds, recreation fields, basketball courts and walking trails that lead around Ivy Lake, encouraging an active outdoor lifestyle for all ages. Combining space, convenience, privacy, and an unbeatable family friendly location, this exceptional home checks all the boxes and is ready for its next owners to create lasting memories. Book your private viewing today and experience everything this wonderful property has to offer.

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