

9110 107 Avenue  
Grande Prairie, Alberta

MLS # A2323836



# \$420,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Heights        |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 1,345 sq.ft.           | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | City Lot               |               |                   |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum      | <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>   | Kitchen Island, No Smoking Home |                   |    |

**Inclusions:** Shed

Quick possession available. Well-maintained 1,345 sq ft 4-level split in Crystal Heights that is fully developed&hellip; large rooms! Bright main floor with hardwood flooring, formal dining, large living room, and an updated kitchen featuring granite countertops, island, and pantry. Upstairs offers three bedrooms including a primary with ensuite. The third level includes a spacious family room, additional bathroom, and direct entry from the attached garage, plus flexible space for an office or fourth bedroom. Fully finished fourth level has a gas fireplace- that works very well - with extra room for recreation or storage. The home has been consistently maintained over the years, inside and out, with updates to kitchen and interior finishes. Fully fenced yard with patio and shed, backing onto an easement for added privacy. Large Double attached garage. Shed in the back yard. Quiet location close to schools and amenities. Call your agent to take a look!