

9116 104 Avenue
Grande Prairie, Alberta

MLS # A2339989



\$398,700

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	845 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions:	na
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Welcome to this beautifully updated family home in Ivy Lake/Crystal Heights, where modern renovations meet comfortable, functional living. Step inside to a bright and welcoming living room featuring brand-new vinyl plank flooring that flows seamlessly into the fully renovated kitchen and dining area. The dining area provides easy access to the backyard, where you'll find a spacious deck—perfect for entertaining—along with a storage shed and beautifully mature trees and shrubs that create a private outdoor retreat. Upstairs, the well-appointed layout includes a spacious primary bedroom, a second bedroom, and a convenient 3-piece bathroom positioned between the two. The third level offers a cozy family room with fresh carpeting, along with a versatile third bedroom. Downstairs, the fully finished basement adds even more flexibility, featuring a spacious room that could easily function as a second primary suite, complete with its own 3-piece ensuite. A laundry area and ample storage add to the home's practicality. An attached double garage provides plenty of space for vehicles and storage, while the home's location puts schools, shopping, and everyday amenities just minutes away. With thoughtful updates throughout, versatile living spaces, and a move-in-ready design, this fantastic home is one you won't want to miss!