

8805 118 Avenue
Grande Prairie, Alberta

MLS # A2351998

\$429,900

Division: Crystal Lake Estates

Type: Residential/House

Style: 4 Level Split

Size: 1,061 sq.ft. **Age:** 1998 (28 yrs old)

Beds: 4 **Baths:** 2

Garage: Double Garage Attached

Lot Size: 0.12 Acre

Lot Feat: City Lot

Heating: Forced Air

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Shelves, shed, window coverings

Welcome to one of the cutest cul-de-sacs in Crystal Lake Estates! This beautifully updated 4-bedroom, 2-bathroom home offers a functional layout, numerous upgrades and plenty of room to grow. The main living areas feature updated vinyl plank flooring, beautiful concrete countertops complemented by a fresh backsplash, refreshed kitchen cabinet fronts and a cozy wood-burning stove. Additional improvements include newer windows and a newer roof. With four levels of living space, this home offers plenty of flexibility for families of all sizes. Outside, you'll appreciate the beautifully landscaped front yard, private backyard, double attached garage and extra-long driveway providing ample parking. Tucked away on a quiet cul-de-sac in the established community of Crystal Lake Estates, this property offers an excellent combination of updates, functionality and location. As an added bonus, this home has no Poly-B plumbing, a notable feature compared to many homes in the area! There is also additional undeveloped space on the lower level offering the potential to add another bathroom, family room or additional living space to suit your needs. A fantastic opportunity to enjoy an updated home with room to make it your own!