

8867 108 Avenue
Grande Prairie, Alberta

MLS # A2254480



\$404,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,432 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Other	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this wonderful 4-level split in the desirable Crystal Heights neighborhood! Perfectly located across the street from Ivy Macklin School and just steps away from Holy Cross School, this home is ideal for families. Inside, the main level boasts vaulted ceilings that create a bright and open feel. Upstairs you'll find 3 bedrooms, including a spacious primary suite complete with a walk-in closet and ensuite. The third level offers a cozy family room, an additional bedroom, a 2-piece bathroom, and convenient access to the attached garage. The fourth level is undeveloped, perfect storage area! Recent updates include shingles replaced in 2022. Outside, you'll love the fully fenced backyard featuring a covered deck – the perfect spot to relax or entertain. With 4 bedrooms, 2.5 bathrooms, and a family-friendly layout, this Crystal Heights home is ready for its new owners!