

**8864 104 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2269901**



**\$399,000**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this very well maintained one owner 4 level split located in the heart of Crystal Heights a family friendly neighborhood close to schools, walking trails, and Ivy Lake. Inside, you'll find a bright and welcoming layout featuring 3 bedrooms upstairs and a 4th bedroom in the basement, perfect for guests or a growing family. The basement has been updated with brand new vinyl plank flooring, adding a fresh, modern touch. The main living area offers an inviting space for family gatherings, while the lower levels provide plenty of room to relax or entertain. A bathroom in the basement adds extra convenience, and the overall pride of ownership truly shows throughout the home. Enjoy added privacy with no direct neighbors on the east side and a greenspace and alley access behind the property ideal for those who love a bit of open space around them. This home is the perfect mix of comfort, functionality, and location. Don't miss your chance to make it yours!