

**8837 106 Avenue  
Grande Prairie, Alberta**

**MLS # A2169925**



**\$379,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Crystal Heights  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,895 sq.ft.   | <b>Age:</b>   | 1996 (28 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.16 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                               | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Perimeter Wall, Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, Jetted Tub, Kitchen Island |                   |    |

**Inclusions:** N/A

A fully completed four-story split situated in the desirable Crystal Heights area. There is so much space in this house! Open, airy living area with hardwood floors; spacious kitchen featuring an island and plenty of cabinet space. Furthermore, a dining area that opens to your rear south-facing deck. The main bathroom and three bedrooms, including your spacious master suite with a jacuzzi tub, are just a short flight of stairs above. A fourth bedroom and a sizable family room with a gas fireplace are located on the third floor. Your fully fenced and landscaped backyard is right outside your door. A private suite with a separate bathroom has been constructed on the fourth level which can be used as a 5th bedroom. This property has an abundance of space, central air conditioning, and a double attached heated garage! Not to mention that the roof was only replaced a year ago. Two K&ndash;8 schools are just a short stroll away, making this an excellent location. For a private viewing, give your go-to realtor a call right now!