

8883 108 Avenue  
Grande Prairie, Alberta

MLS # A2176572



## \$424,900

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island

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

**Inclusions:** Shed

This fully developed 4-level split home in Crystal Heights offers a spacious and modern living environment with recent upgrades and new flooring throughout. Boasting 5 bedrooms and 3 full bathrooms, it provides ample space for a large family or guests. The multi-level design creates distinct living areas, perfect for entertaining and privacy. Third level features a large family room with gas fireplace and laundry room. Located in a desirable neighborhood, this home is available for quick possession, making it an ideal choice for buyers looking to move in quickly and enjoy a comfortable, upgraded space.