

8864 104 Avenue
 Grande Prairie, Alberta

MLS # A2269901



\$399,000

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

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

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

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!