

8864 104 Avenue  
Grande Prairie, Alberta

MLS # A2269901



\$399,000

|             |                               |            |    |
|-------------|-------------------------------|------------|----|
| Heating:    | Forced Air                    | Water:     | -  |
| Floors:     | Carpet, Laminate, Vinyl Plank | Sewer:     | -  |
| Roof:       | Asphalt Shingle               | Condo Fee: | -  |
| Basement:   | Full                          | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame      | Zoning:    | RG |
| Foundation: | Poured Concrete               | Utilities: | -  |
| Features:   | No Smoking Home, Storage      |            |    |
| Inclusions: | N/A                           |            |    |

Welcome to this very well maintained one owner 4 level split located in the heart of Crystal Heights&nbsp; a family friendly neighborhood close to schools, walking trails, and Ivy Lake. Inside, you&rsquo;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&rsquo;t miss your chance to make it yours!