

\$399,900 - 9055 106 Avenue, Grande Prairie

MLS® #A2250545

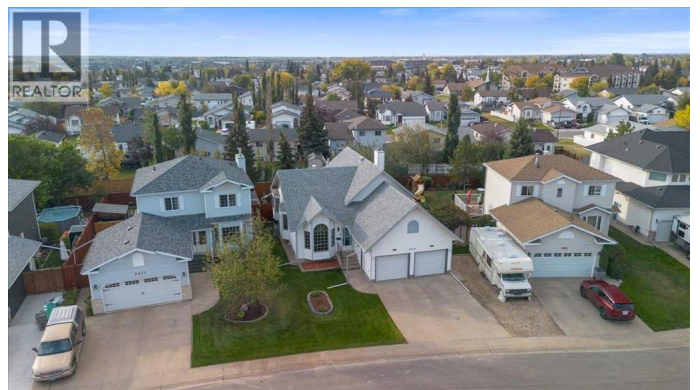
\$399,900

4 Bedroom, 3.00 Bathroom, 1,411 sqft

Single Family on 0.15 Acres

Crystal Heights, Grande Prairie, Alberta

Set in a charming cul-de-sac in Crystal Heights, this four-level home combines family-friendly living with thoughtful updates. Just a short stroll from a playground and both Holy Cross and I.V. Macklin schools, it's ideal for those who value space and convenience. With over 2,600 sq. ft. of developed living area spread across multiple levels, there's plenty of room for everyone. The main level welcomes you with a sun-drenched living room featuring hardwood floors and large picture windows, flowing into a well-appointed kitchen centred around a practical island with sunny dining nook. Upstairs, three generous bedrooms include a primary retreat with a walk-in closet and a three-piece ensuite and family sized 4 piece bath. A mid-level family room invites cozy evenings beside a wood-burning fireplace, while a fourth bedroom, another three-piece bath, the laundry area and direct entry to the double attached garage round out this level. The fully finished lower level extends your living space with a wet bar, a gas fireplace and a versatile open area for a home gym, recreation room or hobbies, plus ample storage. The home has been carefully maintained, with the majority of windows replaced for improved efficiency and the roof shingles updated over recent years. Durable vinyl plank flooring on the lower levels complements the hardwood upstairs. Outside, a mature, fully fenced yard offers privacy and space for children or pets, while central air



conditioning ensures comfort year-round. With immediate possession available, you can move in and enjoy everything this welcoming Crystal Heights home has to offer. (id:6289)

Built in 1990

Essential Information

Listing #	A2250545
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,411
Acres	0.15
Year Built	1990
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	9055 106 Avenue
Subdivision	Crystal Heights
City	Grande Prairie
Province	Alberta
Postal Code	T8X1H8

Amenities

Amenities	Playground, Schools, Shopping
Features	Cul-de-sac, Back lane, Wet bar, Closet Organizers
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2

Has Basement Yes

Exterior

Exterior Features Fruit trees, Landscaped

Foundation Poured Concrete

Listing Details

Listing Office eXp Realty



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