8810 113 Avenue
Grande Prairie, Alberta

MLS # A2174527

$399,900

Division:	Crystal Heights
Type:	Residential/House
Style:	Modified Bi-Level

Size:	1,220 sq.ft.	**Age:**	2003 (21 yrs old)
Beds:	4	**Baths:**	3

Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage I
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, Back Yard, City Lot, Gazebo, Front Yard, Landscaped

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows

Inclusions: All attached shelving, garage heater, gazebo

Welcome home to Crystal Heights, and your modified bilevel! The tile entryway greets you, with an impressive built in for all your outer wear. The main floor features vaulted ceilings and a great open floorplan. Kitchen with tile backsplash, island with eating bar, and pantry (fridge and dishwasher are new!). Patio doors off the dining area to the large deck which features a gazebo and natural gas line for your BBQ. There are 2 good sized bedrooms and a full bath on the main level. Large primary bedroom above the garage with a walk in closet and ensuite with shower. Basement is fully developed into a huge living room with lots of windows (possible to add another bedroom if needed), a bedroom and a bathroom. Laundry and utility room features a large storage area too. Fenced back yard, and a back alley for extra space between neighbors. The double garage is heated, and the driveway is extra wide, with a gravel RV pad for extra parking as well. Located on a bus route with 2 elementary schools located just down the block, close to shopping and all the amenities you could desire in your next home! Contact a REALTOR today to book your viewing!