

**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.