

**8837 106 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2169925**



**\$379,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,895 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Kitchen Island		

**Inclusions:** N/A

A fully completed four-story split situated in the desirable Crystal Heights area. There is so much space in this house! Open, airy living area with hardwood floors; spacious kitchen featuring an island and plenty of cabinet space. Furthermore, a dining area that opens to your rear south-facing deck. The main bathroom and three bedrooms, including your spacious master suite with a jacuzzi tub, are just a short flight of stairs above. A fourth bedroom and a sizable family room with a gas fireplace are located on the third floor. Your fully fenced and landscaped backyard is right outside your door. A private suite with a separate bathroom has been constructed on the fourth level which can be used as a 5th bedroom. This property has an abundance of space, central air conditioning, and a double attached heated garage! Not to mention that the roof was only replaced a year ago. Two K&8 schools are just a short stroll away, making this an excellent location. For a private viewing, give your go-to realtor a call right now!