

**8830 104 Avenue
Grande Prairie, Alberta**

MLS # A2172375



\$304,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3
Garage:	RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Open Floorplan, Pantry, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

Fantastic bi-level home in the sought-after neighborhood of Crystal Heights, just steps away from top-rated schools, scenic walking trails, and convenient amenities. This family-friendly home features an open-concept living, dining, and kitchen area, with bright white cabinetry, a pantry, and direct access to the deck—perfect for enjoying the spacious backyard complete with a shed. The main floor offers a comfortable layout with the master bedroom, which includes a private 3-piece ensuite, along with two additional bedrooms and another 3-piece bathroom. The partially finished basement offers great potential, with a completed fourth bedroom and a finished 3-piece bathroom. With plenty of space for a family room and an additional bedroom, this basement is ready for your personal touch to make it your own. The large backyard also provides the opportunity to add a detached garage, expanding both the functionality and value of the home. This home is truly a fantastic opportunity and is sure to go fast. Book your showing today!