

# \$419,900 - 8956 106 Avenue, Grande Prairie

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MLS® #A2243709

**\$419,900**

4 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.14 Acres

Crystal Heights., Grande Prairie, Alberta

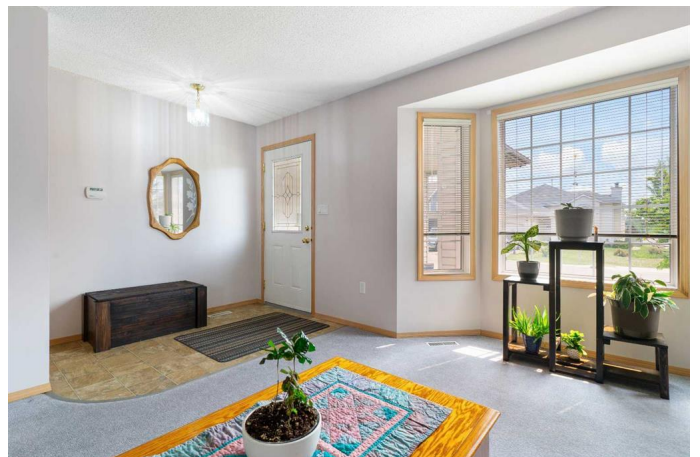
This beautifully maintained home is situated on a large corner lot with RV parking, close to 2 schools, walking trails and parks in Crystal Heights. The main floor features an inviting front entry that opens to the bright and airy front living room, a functional kitchen with a center island, pantry, plenty of cabinets and newer appliances. Two dining options to chose from, a dining area off the kitchen with large windows and access to the backyard and the second option just off the living room which could also be used as a cozy reading nook. The upper level is complete with a main bathroom and three bedrooms including the primary with walk in closet and ensuite. The third level offers a second living room with gas fireplace, a fourth bedroom, three-piece bathroom, laundry and convenient access to the attached garage. A large flex room perfect for a playroom, gym, theater or workshop, and an oversized storage room complete the fourth level. The fully fenced and landscaped yard backs onto an easement for additional space and added privacy, has a nice deck with gazebo to enjoy, a shed and a concrete parking pad. This is a must-see home in a great location. Book your showing today!

Built in 1993

## Essential Information

MLS® #                   A2243709

Price                     \$419,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,346         |
| Acres          | 0.14          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 8956 106 Avenue  |
| Subdivision | Crystal Heights. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8X 1J5          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry           |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 4               |
| Zoning         | RG              |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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