

\$409,900 - 8909 108 Avenue, Grande Prairie

MLS® #A2259062

\$409,900

4 Bedroom, 3.00 Bathroom, 1,318 sqft
Residential on 0.13 Acres

Crystal Heights., Grande Prairie, Alberta

Well cared for by the original owners, this 4-bedroom, 2.5-bathroom home in Crystal Heights offers the perfect blend of comfort, updates, and location for first-time buyers. Backing onto a green space easement and directly across from two schools, this home features thoughtful upgrades including newer shingles (2013), quartz counters with a tile backsplash in the kitchen, updated bathroom counters and flooring, and professional plumbing updates. The spacious main floor offers a large living room, formal dining area, and an eat-in kitchen, while upstairs you'll find three generous bedrooms and two full bathrooms, including a king-sized master with walk-in closet and ensuite. The third level provides a large rec room, fourth bedroom, and combined bathroom/laundry with space to add a tub or shower if desired, plus a wide-open fourth level currently used for storage. Enjoy the fenced and treed backyard with a 10x18 composite deck and aluminum railing, along with a finished and heated 22x20 garage. Added touches include professionally installed app-controlled exterior accent lighting for year-round celebrations. Lovingly maintained for 30 years, this home is ready to welcome its next family. IMMEDIATE POSSESSION!

Built in 1994

Essential Information



MLS® #	A2259062
Price	\$409,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	8909 108 Avenue
Subdivision	Crystal Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Driveway
# of Garages	2

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	3
Zoning	RG

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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