

# \$409,900 - 8938 107a Avenue, Grande Prairie

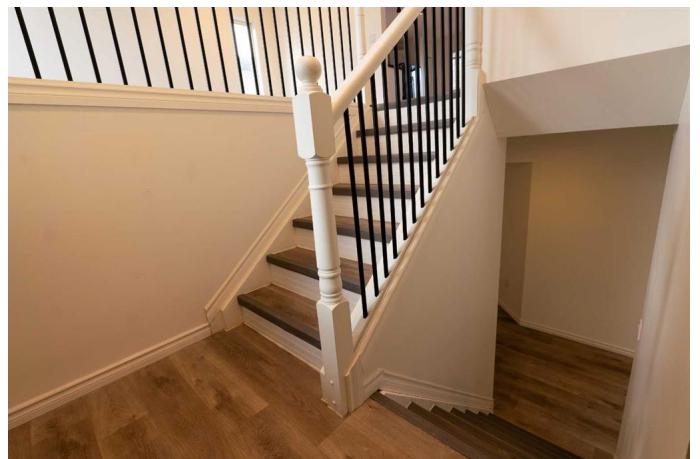
MLS® #A2266253

**\$409,900**

5 Bedroom, 3.00 Bathroom, 1,174 sqft  
Residential on 0.14 Acres

Crystal Heights., Grande Prairie, Alberta

Welcome to this beautifully kept 5-bedroom, 3-bathroom Bi-level House in Crystal Heights. The home has seen several recent improvements, including fresh paint, a newer stove (2023), updated kitchen flooring, new toilet seats in the upstairs bathrooms, a new standing shower in the ensuite, new vanities in both upstairs bathrooms, and new closet doors. These updates give the home a clean and move-in ready feel. The main floor is bright and welcoming with a large south-facing window that brings in tons of natural light. The kitchen offers plenty of cabinet space and opens directly onto the back deck – perfect for BBQs and family time. The primary bedroom features a full ensuite and walk-in closet, and two more bedrooms plus a full bathroom complete the main level. The lower level is ideal for extra living space, with two large bedrooms, a 4-piece bathroom with, a big family room for movie nights or entertaining, and a dedicated laundry area. Step outside to a fully fenced yard that backs onto a green easement – offering privacy and a safe play space for kids and pets. The attached double garage gives direct access to the home, and there's an additional shed for storage. Location couldn't be better – close to schools, walking trails and shopping. This is a well-maintained family home with comfort, updates, and a prime location – a solid choice in Crystal Heights. Call your Favourite realtor today to schedule a viewing!



Built in 1994

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266253    |
| Price          | \$409,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,174       |
| Acres          | 0.14        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 8938 107a Avenue |
| Subdivision | Crystal Heights. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8X1J8           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Smoking Home                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full                                                    |

**Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Lot Description | Back Yard, City Lot, Front Yard, Interior Lot, Landscaped |
| Roof            | Asphalt Shingle                                           |
| Construction    | Vinyl Siding, Wood Frame                                  |
| Foundation      | Poured Concrete                                           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 8                  |
| Zoning         | RG                 |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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