

**9110 107 Avenue
Grande Prairie, Alberta**

MLS # A2304267



\$439,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,367 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: None

From the moment you step inside, you'll notice the exceptional care and attention this beautifully maintained home has received. Offering 1,367 sq. ft., this property delivers an impressive amount of functional living space - perfect for a growing family or anyone who values room to live comfortably. The main floor welcomes you with a bright, airy living room featuring hardwood flooring that seamlessly extends into the formal dining area - an ideal setting for family dinners and entertaining guests. The kitchen is thoughtfully designed with ample counter space, a convenient island, and a pantry. Upstairs, you'll find three comfortable bedrooms and a full main bathroom. The spacious primary bedroom includes its own private ensuite and walk-in closet. The third level offers even more versatility with a generous second living room with the a cozy corner fireplace, perfect for movie nights or quiet evenings in. This level also includes another full bathroom and a flexible bonus space that can be used as a home office. You'll also enjoy direct access to the double attached garage from here. The fully finished fourth level expands your options even further, ideal for a recreation room, games area, home gym or future theatre space. A large storage and utility room ensures you'll have plenty of room to stay organized. Outside, the fully fenced backyard offers privacy and functionality, backing onto an easement with no rear neighbours! Located on a quiet street in Crystal Heights and within walking distance to Holy Cross and I.V. Macklin School, this move-in-ready home is ready to welcome its next owners. Book your showing today!