

# \$329,900 - 9044 105 Avenue, Grande Prairie

MLS® #A2211039

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,031 sqft

Residential on 0.12 Acres

Crystal Heights., Grande Prairie, Alberta

The perfect family home in an even better location! This Crystal Heights gem is sure to impress from the moment you approach, imagine a morning coffee on the covered front veranda as the summer weather nears. Inside the home you will find a spacious main living area leading into the cozy kitchen space, with several windows and the side door to deck providing ample natural light. Original tile and hardwood are still in good condition underneath the main level vinyl plank! Upstairs plays host to 3 good sized bedrooms including the primary, with direct access to the nicely updated main 4pc bathroom. The fully developed basement has an additional bedroom, flex space and a 3pc bathroom with laundry, along with the utility room and crawl space for easy maintenance. The home has newer shingles and is completed by the massive back yard which has 2 sheds, stunning mature landscaping and a wide open area to be enjoyed all year round! Call your REALTOR® of choice and book your tour today!

Built in 1992

## Essential Information

MLS® #	A2211039
Price	\$329,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,031
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	9044 105 Avenue
Subdivision	Crystal Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1H6

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Block Driveway

### Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home, Storage
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Finished, Full

### Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	April 18th, 2025
Days on Market	2

Zoning

RR

## **Listing Details**

Listing Office

Grassroots Realty Group Ltd.

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