

**8822 104 Avenue**  
**Grande Prairie, Alberta**
**MLS # A2208867**

**\$419,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All window coverings

In today's competitive market, finding a spacious, move-in ready family home at this price is a rare opportunity. This charming 5-bedroom, 2-bathroom home in Crystal Heights is perfect for families looking for comfort, convenience, and value. Recent updates, including vinyl flooring, modern fixtures, new interior doors, and BRAND-NEW STAINLESS STEEL kitchen appliances, make this home a standout. The newer deck, hot water tank, and roof give you peace of mind knowing that major updates have been taken care of. The main floor is filled with natural light, thanks to a large south-facing window. The spacious eat-in kitchen features plenty of cupboard space, a pantry, and direct access to the back deck and yard—ideal for family gatherings and outdoor play. The primary bedroom and two additional bedrooms are conveniently located on the main floor, along with a full 4-piece bathroom. Downstairs, you'll find two generous-sized bedrooms, another 4-piece bathroom with a tiled tub/shower, and a large family room with a wet bar—perfect for movie nights or entertaining guests. The basement also includes a laundry room for added convenience. The fully fenced backyard backs onto a grassed easement, offering privacy and a safe space for kids and pets to play. The attached double car garage provides easy access to the home, and there's also a shed for all your gardening supplies. Location is key: You're just minutes from schools, walking trails, stores, and a main transit route, making this home ideal for families on the go. With low inventory in today's market, this home won't last long. Call your favorite realtor today to schedule a viewing!