

# \$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 | 18               |

Zoning

RR

## **Listing Details**

Listing Office

Grassroots Realty Group Ltd.

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