

**8854 106 Avenue
Grande Prairie, Alberta**

MLS # A2325659

\$444,900

Division:	Crystal Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,170 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Wardrobes in upstairs small bedroom

Enjoy the ease of low-maintenance 45+ living in the sought-after Heritage Estates! This well-cared-for half duplex offers the perfect combination of comfort, space, and convenience, with lawn maintenance and snow removal included for just \$160/month. The bright main floor features an inviting open-concept layout with two bedrooms, including a spacious primary suite complete with a 3-piece ensuite. A second full bathroom provides added convenience for guests or family. Step out from the dining area onto the rear deck, perfect for enjoying your morning coffee or relaxing outdoors. The fully developed basement expands your living space with a large family/recreation room, an additional bedroom, a third 3-piece bathroom, and a generous storage room, offering plenty of flexibility for guests, hobbies, or entertaining. Complete with a double attached garage, this home has been exceptionally well maintained and shows beautifully. If you're looking for comfortable, carefree living in a welcoming 45+ community, this Heritage Estates home is a must-see!