

**9106 110A Avenue  
Grande Prairie, Alberta**

**MLS # A2169595**



**\$424,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** shed

Location is UNBEATABLE! In a quiet cul-de-sac, situated across from a greenspace, walking distance to 2 schools, and backing onto an easement(used regularly as additional yard space), this is the ultimate family home! Enjoy this well laid out 4 level split that has undergone many updates in recent years. New shingles in 2016, paint, concrete patio pad, blinds, and lighting fixtures. Addition of kitchen island, additional cabinets for storage, new washer and dryer and the addition of reverse osmosis tap in kitchen sink. The A/C will be appreciated as we head into the hotter summer months. Once entering the tile entry way, enjoy the spacious open living room with a large formal dining area, kitchen and patio walk-out. Upstairs you'll find 3 good size bedrooms and 2 full bathrooms including Master en-suite and walk-in closet. 3rd level has great space for family cozied around the gas fireplace. Down the hall is an extra bedroom, laundry room, half-bath, and closet. The 3rd floor access to garage makes for a possible suite or mortgage helper. Garage is fully finished (paint and drywall) and heated. 4th level makes a fantastic storage area with rough in for additional bath/bedroom. This home is clean, updated, non-smoking and must be seen to be appreciated.