



www.keyz.ca  
admin@keyz.ca

8912 113 Avenue  
Grande Prairie, Alberta

MLS # A2221819



**\$409,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Oversized, See Remarks		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	Laminate Counters, See Remarks		

**Inclusions:** N/A

Welcome to this well-cared-for bi-level home in the sought-after community of Crystal Heights. Situated on an extended lot with RV parking potential, this fully developed property offers space, comfort, and functionality for the whole family. Boasting 5 bedrooms and 3 full bathrooms, including a spacious primary suite complete with a walk-in closet and full ensuite, this home is designed with both style and practicality in mind. The bright and open main floor features a functional layout, perfect for everyday living and entertaining. The insulated attached garage includes hot and cold taps, adding convenience all year round. Downstairs, the fully developed basement provides two additional bedrooms, a full bathroom, and a dedicated laundry room. Enjoy peace of mind with recent upgrades including a new roof and new hot water tank. The fenced and landscaped backyard backs onto an easement, offering extra privacy with no direct rear neighbors. Located just steps from two schools, this home is ideal for families seeking a quiet neighborhood with nearby amenities. Don't miss your chance to own this move-in ready home with exceptional features inside and out! CALL SEAN FOR DETAILS-