



8813 113 Avenue
Grande Prairie, Alberta

MLS # A1026856



\$344,800

Division:	Crystal Heights.		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,827 sq.ft.	Age:	2003 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Near Shopping Center, Landscaped, Many Trees, Nea		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: -

IMMEDIATE POSSESSION AVAILABLE! Great family home in Crystal Heights walking distance to schools & parks. Main floor offers nice living room with plenty of natural light, spacious kitchen with island, tile backsplash plus plenty of storage and counter space. Upstairs you will find the master bedroom complete with ensuite & walk in closet, 2 more bedrooms and a full bathroom. Third level walkout features a nice family room with fireplace, a 4th bedroom as well as a 3 piece bathroom. Basement is left unfinished and gives you plenty of storage space or develop to your desire. Garage is finished with built in shelves & electric heater. Private yard is fenced, has a covered deck with gas line for BBQ and a patio off of 3rd level walkout. With plenty of mature trees, beautiful landscaping and backing onto an easement you will never want to go inside.