



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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8864 104 Avenue
Grande Prairie, Alberta

MLS # A2269901



\$399,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		
Inclusions:	N/A		

Welcome to this very well maintained one owner 4 level split located in the heart of Crystal Heights a family friendly neighborhood close to schools, walking trails, and Ivy Lake. Inside, you’ll find a bright and welcoming layout featuring 3 bedrooms upstairs and a 4th bedroom in the basement, perfect for guests or a growing family. The basement has been updated with brand new vinyl plank flooring, adding a fresh, modern touch. The main living area offers an inviting space for family gatherings, while the lower levels provide plenty of room to relax or entertain. A bathroom in the basement adds extra convenience, and the overall pride of ownership truly shows throughout the home. Enjoy added privacy with no direct neighbors on the east side and a greenspace and alley access behind the property ideal for those who love a bit of open space around them. This home is the perfect mix of comfort, functionality, and location. Don’t miss your chance to make it yours!