

# \$419,900 - 8956 106 Avenue, Grande Prairie

MLS® #A2243709

**\$419,900**

4 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.14 Acres

Crystal Heights., Grande Prairie, Alberta

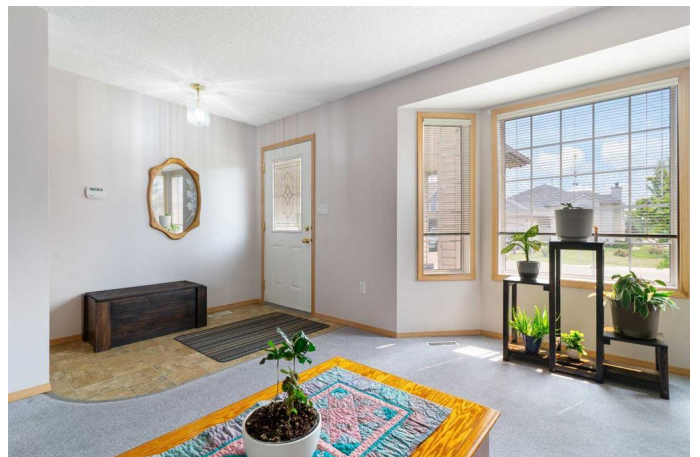
This beautifully maintained home is situated on a large corner lot with RV parking, close to 2 schools, walking trails and parks in Crystal Heights. The main floor features an inviting front entry that opens to the bright and airy front living room, a functional kitchen with a center island, pantry, plenty of cabinets and newer appliances. Two dining options to chose from, a dining area off the kitchen with large windows and access to the backyard and the second option just off the living room which could also be used as a cozy reading nook. The upper level is complete with a main bathroom and three bedrooms including the primary with walk in closet and ensuite. The third level offers a second living room with gas fireplace, a fourth bedroom, three-piece bathroom, laundry and convenient access to the attached garage. A large flex room perfect for a playroom, gym, theater or workshop, and an oversized storage room complete the fourth level. The fully fenced and landscaped yard backs onto an easement for additional space and added privacy, has a nice deck with gazebo to enjoy, a shed and a concrete parking pad. This is a must-see home in a great location. Book your showing today!

Built in 1993

## Essential Information

MLS® #                   A2243709

Price                     \$419,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,346
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	8956 106 Avenue
Subdivision	Crystal Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1J5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 30th, 2025
Days on Market	1
Zoning	RG

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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