# \$399,900 - 9055 106 Avenue, Grande Prairie

MLS® #A2250545

## \$399,900

4 Bedroom, 3.00 Bathroom, 1,411 sqft Residential on 0.15 Acres

Crystal Heights., Grande Prairie, Alberta

Set in a charming cul-de-sac in Crystal Heights, this four-level home combines family-friendly living with thoughtful updates. Just a short stroll from a playground and both Holy Cross and I.V. Macklin schools, it's ideal for those who value space and convenience. With over 2,600 sq. ft. of developed living area spread across multiple levels, there's plenty of room for everyone. The main level welcomes you with a sun-drenched living room featuring hardwood floors and large picture windows, flowing into a well-appointed kitchen centred around a practical island with sunny dining nook. Upstairs, three generous bedrooms include a primary retreat with a walk-in closet and a three-piece ensuite and family sized 4 piece bath. A mid-level family room invites cozy evenings beside a wood-burning fireplace, while a fourth bedroom, another three-piece bath, the laundry area and direct entry to the double attached garage round out this level. The fully finished lower level extends your living space with a wet bar, a gas fireplace and a versatile open area for a home gym, recreation room or hobbies, plus ample storage. The home has been carefully maintained, with the majority of windows replaced for improved efficiency and the roof shingles updated over recent years. Durable vinyl plank flooring on the lower levels complements the hardwood upstairs. Outside, a mature, fully fenced yard offers privacy and space for children or pets, while central air







conditioning ensures comfort year-round. With immediate possession available, you can move in and enjoy everything this welcoming Crystal Heights home has to offer.

#### Built in 1990

## **Essential Information**

MLS® # A2250545 Price \$399,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,411
Acres 0.15
Year Built 1990

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

## **Community Information**

Address 9055 106 Avenue
Subdivision Crystal Heights.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X1H8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Wood Burning

2

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Playground, Private Yard

Lot Description Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, City Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed August 21st, 2025

Days on Market 76 Zoning RR

# **Listing Details**

Listing Office eXp Realty

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