

\$399,900 - 9048 104 Avenue, Grande Prairie

MLS® #A2263707

\$399,900

5 Bedroom, 3.00 Bathroom, 1,076 sqft
Residential on 0.13 Acres

Crystal Heights., Grande Prairie, Alberta

Welcome to this beautifully updated and well cared for home in the family friendly neighborhood of Crystal Heights. A location that perfectly balances peaceful living with everyday convenience. Only steps away from two elementary schools, numerous parks and playgrounds, and scenic walking trails that connect to Ivy Lake, this property is ideal for families. Step into the private backyard oasis, complete with a mature tree, a fenced yard, a decent deck, and a handy storage shed. An excellent spot to relax or entertain. Inside, the open concept main living area feels bright and inviting, with large windows in the dining and living rooms that flood the home with natural light especially with vaulted ceilings. The tastefully renovated kitchen with dark espresso cabinets, tiled backsplash, pantry and mostly stainless appliances. The beautifully upgraded third level bathroom showcase thoughtful updates and pride of ownership throughout. Upstairs features three comfortable bedrooms and two full bathrooms, including a lovely primary suite. The third level offers a large, versatile family room that's perfect for kids, movie nights, or gatherings with friends, along with a full bathroom and laundry area. Down on the fourth level, you'll find another bedroom plus a bonus room that works perfectly as a fifth bedroom, office, or den. The finished garage has convenient access to the third level, and there's even potential to add a small sixth bedroom or office if desired. With newer shingles installed in



2022, that's a big expense already taken care of. Known for its strong community spirit and lively Halloweens full of trick-or-treaters, Crystal Heights is a neighborhood you'll be proud to call home. Don't miss your chance to see this move in ready gem. Book a showing today and fall in love with everything it has to offer!

Built in 1991

Essential Information

MLS® #	A2263707
Price	\$399,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,076
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9048 104 Avenue
Subdivision	Crystal Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1E6

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Chandelier, Laminate Counters, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Front Yard, Irregular Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	30
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.