

**8918 115 Avenue  
Grande Prairie, Alberta**

**MLS # A2290055**



## \$444,900

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

**Inclusions:** Negotiable

Welcome to this beautifully maintained modified bi-level tucked away on a quiet, low-traffic street in a highly desirable family neighbourhood. With NO rear neighbours and parks and two schools just steps away, this location offers both privacy and convenience. Inside, you'll love the bright and airy feel created by vaulted ceilings and an open-concept layout that seamlessly connects the kitchen, dining, and living areas — perfect for entertaining or keeping the family connected. The kitchen offers abundant cabinet space, a corner pantry, large island, and tasteful tile backsplash, making it both functional and stylish. This home features 4 bedrooms and 3 full bathrooms, including 3 bedrooms and 2 bathrooms upstairs. The spacious primary suite includes a walk-in closet and private 3-piece ensuite, creating a comfortable retreat at the end of the day. The fully developed basement adds even more flexibility, featuring 1 bedroom, 1 full bathroom, and a convenient kitchenette — ideal as a wet bar, guest space, or a practical setup for blended families or multi-generational living. Stay cool in the home on those warm summer nights with A/C tied directly into the house! Step outside to enjoy the impressive two-level deck spanning the back of the home, perfect for summer BBQs and gatherings. The yard is fully landscaped and fenced, with a shed for additional storage. The added bonus of great neighbours on both sides makes this home even more special. Recent updates include a newer hot water heater, fridge, dishwasher, washer and dryer, fresh paint, and updated landscaping, ensuring this home is move-in ready. A well-cared-for home in an exceptional family-friendly area — this one truly checks all the boxes.