

# **\$454,900 - 8818 118 Avenue, Grande Prairie**

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MLS® #A2213095

**\$454,900**

4 Bedroom, 3.00 Bathroom, 1,173 sqft

Residential on 0.16 Acres

Crystal Lake Estates, Grande Prairie, Alberta

Updated Fully Developed Bi-Level in Crystal Lake Estates – Heated Garage, Landscaped Pie Lot & Great Location! This beautifully updated raised bi-level is located in a quiet cul-de-sac in the sought-after community of Crystal Lake Estates. Situated on a pie-shaped, fully landscaped lot, this home offers great outdoor space and a functional layout inside, complete with a double heated 22x20 garage. The main floor features a bright and open living, dining, and kitchen area. The kitchen is finished with white cabinetry, custom wood countertops, and new stainless steel appliances. The dining area leads out to a large west-facing deck, and the living room includes a gas fireplace and large picture window. The primary suite includes an oversized walk-in closet with custom built-in storage and vanity, along with a private 3-piece ensuite. Two additional bedrooms and a full bathroom complete the main level. The fully finished basement includes a cozy family room with a second gas fireplace, a custom built-in bar with shelving, bar fridge, TV, and stools – ideal for entertaining. There's also a fourth bedroom, full bathroom, and a laundry/utility room with built-in cabinetry and sink. The oversized backyard is beautifully landscaped and includes mature trees, a dog run, and shed. Access to the heated garage is through the basement. Recent updates & features include: engineered shingles (house & shed), new appliances, central A/C & central vac, fresh paint, updated trim, some new



flooring, new light fixtures, west window tint, and more! Located in Crystal Lake Estates, youâ€™re steps from scenic trails, the lake, parks, schools, and shopping. A great opportunity to own a move-in ready home in one of Grande Prairieâ€™s most family-friendly neighborhoods.

Built in 1997

### Essential Information

MLS® #	A2213095
Price	\$454,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,173
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	8818 118 Avenue
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1M3

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Walk-In Closet(s), Wood Counters
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Appliances	Dishwasher, Electric Stove, F
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	14
Zoning	RG

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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