

# \$349,900 - 8809 110a Avenue, Grande Prairie

MLS® #A2248018

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.11 Acres

Crystal Heights., Grande Prairie, Alberta

Beautifully Updated Bi-Level in Crystal Heights

Situated in one of Grande Prairie's most desirable family neighborhoods, this well-maintained bi-level is tucked into a quiet cul-de-sac in Crystal Heights, just steps from parks, schools, and walking trails.

The functional floor plan features a bright kitchen with a corner pantry, pristine white cabinetry, a tasteful tile backsplash, and stone countertops that pair perfectly with the stainless steel appliances. The dining area offers plenty of natural light with sliding patio doors leading to a raised deck that connects to the covered front porch – a perfect spot for morning coffee.

The main level is finished with quality vinyl plank and soft carpet, offering three bedrooms, including one with a walk-through closet into the full main bath. The lower level boasts a spacious primary suite with an ensuite and walk-in closet complete with organizers and a window for natural light. The remaining basement area is framed and ready for your finishing touch – whether that's an additional living room, home office, or suite potential thanks to the side entrance.

Recent updates and servicing, including a newer hot water tank (2019) and furnace service (2020), give peace of mind. The landscaped and fenced backyard makes the



most of the wedge-shaped lot, with room to relax around the fire pit and no rear neighbors thanks to the easement.

Move-in ready and full of potential, this Crystal Heights property combines comfort, upgrades, and an excellent location – book your showing today.

Built in 2003

**Essential Information**

MLS® #	A2248018
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	8809 110a Avenue
Subdivision	Crystal Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1P9

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Chandelier
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Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Landscaped, Lawn, Cul-De-Sac, Wedge Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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