

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

Exterior

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

Additional Information

Date Listed	August 20th, 2025
Days on Market	3
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
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