

\$399,900 - 9055 106 Avenue, Grande Prairie

MLS® #A2250545

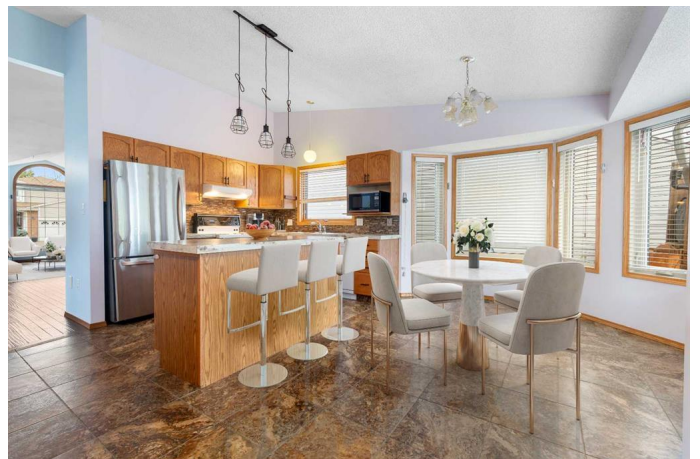
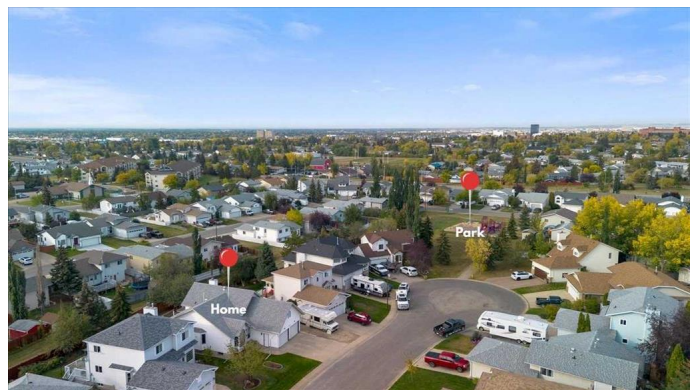
\$399,900

4 Bedroom, 3.00 Bathroom, 1,411 sqft

Residential on 0.15 Acres

Crystal Heights., Grande Prairie, Alberta

Set in a charming cul-de-sac in Crystal Heights, this four-level home combines family-friendly living with thoughtful updates. Just a short stroll from a playground and both Holy Cross and I.V. Macklin schools, it's ideal for those who value space and convenience. With over 2,600 sq. ft. of developed living area spread across multiple levels, there's plenty of room for everyone. The main level welcomes you with a sun-drenched living room featuring hardwood floors and large picture windows, flowing into a well-appointed kitchen centred around a practical island with sunny dining nook. Upstairs, three generous bedrooms include a primary retreat with a walk-in closet and a three-piece ensuite and family sized 4 piece bath. A mid-level family room invites cozy evenings beside a wood-burning fireplace, while a fourth bedroom, another three-piece bath, the laundry area and direct entry to the double attached garage round out this level. The fully finished lower level extends your living space with a wet bar, a gas fireplace and a versatile open area for a home gym, recreation room or hobbies, plus ample storage. The home has been carefully maintained, with the majority of windows replaced for improved efficiency and the roof shingles updated over recent years. Durable vinyl plank flooring on the lower levels complements the hardwood upstairs. Outside, a mature, fully fenced yard offers privacy and space for children or pets, while central air



conditioning ensures comfort year-round. With immediate possession available, you can move in and enjoy everything this welcoming Crystal Heights home has to offer.

Built in 1990

Essential Information

MLS® #	A2250545
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,411
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9055 106 Avenue
Subdivision	Crystal Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1H8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Landscaped, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	71
Zoning	RR

Listing Details

Listing Office	eXp Realty
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