

# \$409,900 - 8909 108 Avenue, Grande Prairie

MLS® #A2259062

**\$409,900**

4 Bedroom, 3.00 Bathroom, 1,318 sqft  
Residential on 0.13 Acres

Crystal Heights., Grande Prairie, Alberta

Well cared for by the original owners, this 4-bedroom, 2.5-bathroom home in Crystal Heights offers the perfect blend of comfort, updates, and location for first-time buyers. Backing onto a green space easement and directly across from two schools, this home features thoughtful upgrades including newer shingles (2013), quartz counters with a tile backsplash in the kitchen, updated bathroom counters and flooring, and professional plumbing updates. The spacious main floor offers a large living room, formal dining area, and an eat-in kitchen, while upstairs you'll find three generous bedrooms and two full bathrooms, including a king-sized master with walk-in closet and ensuite. The third level provides a large rec room, fourth bedroom, and combined bathroom/laundry with space to add a tub or shower if desired, plus a wide-open fourth level currently used for storage. Enjoy the fenced and treed backyard with a 10x18 composite deck and aluminum railing, along with a finished and heated 22x20 garage. Added touches include professionally installed app-controlled exterior accent lighting for year-round celebrations. Lovingly maintained for 30 years, this home is ready to welcome its next family. IMMEDIATE POSSESSION!

Built in 1994

## Essential Information



MLS® #	A2259062
Price	\$409,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	8909 108 Avenue
Subdivision	Crystal Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1J9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Driveway
# of Garages	2

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 22nd, 2025
Days on Market	1
Zoning	RG

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.