

**8805 114 Avenue
Grande Prairie, Alberta**

MLS # A2293976



\$549,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,276 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Pa		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Low Maintenance Landscape, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	30-71-5-W6
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Murphy Bed in Detached Garage, 3-Over-the-Toilet Cabinets, Draperies & Rods,

If you've been waiting for something that truly stands out, this fully developed, modified bi-level in Crystal Heights delivers in a big way—especially with its rare and incredibly versatile DETACHED GARAGE/STUDIO that takes this property to the next level! The curb appeal is evident with a large driveway and dedicated RV parking pad to the west, along with a boarded and heated 22x22 attached double garage. Step inside to an open-concept design enhanced by vaulted ceilings that carry through the kitchen, dining, living area, and even the office space/spare bedroom, creating an airy and expansive feel. Newer flooring throughout and central air conditioning add both comfort and modern appeal. The kitchen is designed to impress, offering abundant cabinetry and counter space, a built-in wall pantry, granite countertops, fully tiled backsplash and a centre island that provides convenient bar seating and features a built-in wine rack, and an overhead pot rack, making it as functional as it is stylish. The adjacent dining area is generously sized and provides direct access to the large rear deck—perfect for everyday living and entertaining alike. Nearby, the living room is warm and inviting, anchored by a cozy gas fireplace with space for a T.V. above. The main floor includes two well-sized bedrooms, a full 4-piece bathroom, and a convenient laundry closet with stacking washer/dryer. Upstairs, the private primary suite comfortably accommodates a king-sized bed and features a walk-in closet with built-in storage, along with a 4-piece ensuite complete with dbl sink vanity and a dual-head shower. A sliding barn door adds a touch of character and charm to the space. The fully developed basement continues to impress with cork flooring, a 4th bedroom, a 3-piece bathroom featuring two showerheads—including a rain shower, and a utility/storage room. The walk-out

basement leads directly to one of the home's most unique highlights—a thoughtfully designed backyard featuring maintenance-free astro turf for year-round greenery, a lower patio with a gas line for BBQ, stamped concrete pad, garden boxes, and a shed. And then there's the SHOWSTOPPER!: the detached 657 SQ. FT. HEATED GARAGE/STUDIO. Whether you envision a man cave, guest space, home business, or creative studio, this fully finished space is ready to go with hot water on demand, recessed lighting, a large 3-piece bathroom with shower, and even a Murphy bed for added flexibility. Situated on a huge lot in the desirable Crystal Heights subdivision, this home is ideally located close to three schools and all essential amenities, making it a perfect fit for families and those looking for both convenience and standout features in one exceptional property. Call to arrange your private viewing!