

8818 118 Avenue  
Grande Prairie, Alberta

MLS # A2213095



**\$454,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,173 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

**Heating:** In Floor, Forced Air

**Floors:** Carpet, Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Walk-In Closet(s), Wood Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Central AC, Shed, Living Room Shelves, Laundry Pedestals and Cabinetry, Built In Closet System, Bar, Bar Fridge, Bar Signs, Bar TV, Bar Shelves & Stools

Updated Fully Developed Bi-Level in Crystal Lake Estates &ndash; Heated Garage, Landscaped Pie Lot & Great Location! This beautifully updated raised bi-level is located in a quiet cul-de-sac in the sought-after community of Crystal Lake Estates. Situated on a pie-shaped, fully landscaped lot, this home offers great outdoor space and a functional layout inside, complete with a double heated 22x20 garage. The main floor features a bright and open living, dining, and kitchen area. The kitchen is finished with white cabinetry, custom wood countertops, and new stainless steel appliances. The dining area leads out to a large west-facing deck, and the living room includes a gas fireplace and large picture window. The primary suite includes an oversized walk-in closet with custom built-in storage and vanity, along with a private 3-piece ensuite. Two additional bedrooms and a full bathroom complete the main level. The fully finished basement includes a cozy family room with a second gas fireplace, a custom built-in bar with shelving, bar fridge, TV, and stools&mdash;ideal for entertaining. There&rsquo;s also a fourth bedroom, full bathroom, and a laundry/utility room with built-in cabinetry and sink. The oversized backyard is beautifully landscaped and includes mature trees, a dog run, and shed. Access to the heated garage is through the basement. Recent updates & features include: engineered shingles (house & shed), new appliances, central A/C & central vac, fresh paint, updated trim, some new flooring, new light fixtures, west window tint, and more! Located in Crystal Lake Estates, you&rsquo;re steps from scenic trails, the lake, parks, schools, and shopping. A great opportunity to own a move-in ready home in one of Grande Prairie&rsquo;s most family-friendly neighborhoods.