

\$417,000 - 9055 106 Avenue, Grande Prairie

MLS® #A2250545

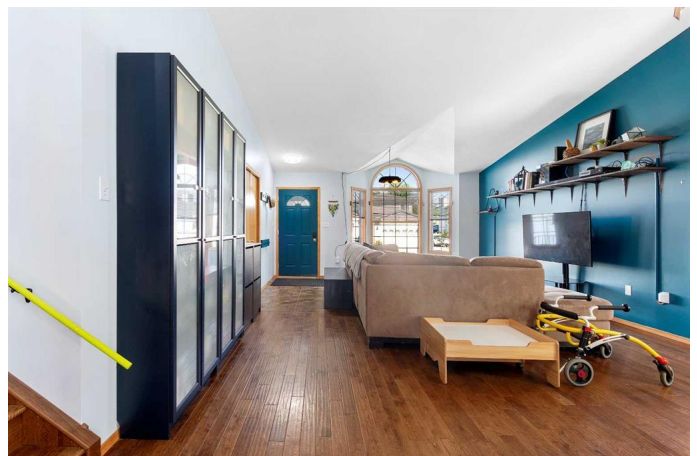
\$417,000

4 Bedroom, 3.00 Bathroom, 1,411 sqft

Residential on 0.15 Acres

Crystal Heights., Grande Prairie, Alberta

Tucked away in a quiet cul-de-sac in Crystal Heights, this home offers a welcoming blend of comfort and convenience. Surrounded by mature trees and just three houses from the neighbourhood playground, this 1990 four-level split is within easy walking distance of Holy Cross and I.V. Macklin schools, making it an ideal setting for families. With more than 2,600 sq.ft. of living space, there is room here for everyone to spread out and enjoy. The upper level hosts three generously sized bedrooms, including a primary suite with a walk-in closet and a three-piece ensuite. On the main floor, a bright family room with hardwood floors and large windows flows into a kitchen centred around a practical island, providing space for casual meals and gatherings. From the eat-in kitchen area, step outside to a fenced backyard oasis complete with a deck and pergola, framed by trees and established fruit shrubs, perfect for relaxing or entertaining. A half-level down, a second family room with a cozy wood-burning fireplace offers a warm retreat, accompanied by a fourth bedroom, another three-piece bathroom, the laundry room and direct access to the attached double garage. The fully developed basement adds even more versatility, featuring a wet bar, a gas fireplace, and open space currently used as a home gym and play area, along with a large storage room, mechanical room and crawl space. Hardwood run throughout most of the home, while updated vinyl plank adds durability to the lower levels.



With most windows and the roof shingles replaced in recent years, this well-maintained property balances charm with practical updates. If youâ€™re seeking a spacious home in a family-oriented neighbourhood with mature landscaping, multiple living areas and room to grow, 9055 106 Avenue could be just the opportunity youâ€™ve been waiting for.

Built in 1990

Essential Information

MLS® #	A2250545
Price	\$417,000
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	Private Yard, Playground
Lot Description	Back Lane, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	29
Zoning	RR

Listing Details

Listing Office	eXp Realty
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