



## 8821 106 Avenue Grande Prairie Alberta

\$340,200

One of a kind bi-level in Crystal Heights with 6 bedrooms and 3 full bathrooms including mother-in-law suite in basement. With a little TLC, this could be your dream home! In the front entry, you will find tiled flooring and a double mirrored full-length closet. Up on the main level is hardwood throughout. The kitchen has a breakfast bar island with a second sink and plenty of cupboard space. Adjoining to the kitchen is a dining area with access to the deck through sliding patio doors, as well as a large living area with an attractive wall of glass bricks allowing the natural sunlight to shine. A main floor multi-purpose room could be a 2nd living room/office/formal dining area with a vaulted ceiling accent. In the master bedroom, you will find a 4 piece ensuite, walk-in closet and an additional smaller closet for extra storage. Second and third bedrooms finish the spacious main level along with a second full bathroom. The spacious basement is perfect as a mother-in-law suite with separate entry from the garage, with mudroom and laundry option. The remaining fourth, fifth and sixth bedrooms as well as another full bathroom can be found in the basement. The sizable kitchen suite is complete with a pantry/laundry room and lots of counter space. A large living room with french door entry completes the basement. The fully fenced and landscaped backyard rears a grassy easement leaving ample space between back neighbors. This amazing home features 3 laundry hook-ups (main floor, lower mudroom and suite), in-floor heat, forced air furnace, central vac, 2 HWH's and much more. Don't delay, book your private tour of this unique home today! \*CLICK THE MULTIMEDIA ICON FOR CUSTOM WEBSITE WITH FULL DETAILS\* (id:6769)

Bedroom 10.75 Ft x 12.67 Ft

Bedroom 11.50 Ft x 14.58 Ft

Bedroom 12.00 Ft x 16.00 Ft

4pc Bathroom 6.75 Ft x 7.75 Ft

Primary Bedroom 12.50 Ft x 14.50 Ft

Bedroom 11.00 Ft x 12.67 Ft

Bedroom 9.00 Ft x 11.50 Ft

4pc Bathroom 6.67 Ft x 8.67 Ft

4pc Bathroom 5.00 Ft x 6.25 Ft



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