

\$425,000 - 8914 117 Avenue, Grande Prairie

MLS® #A2246090

\$425,000

3 Bedroom, 3.00 Bathroom, 1,260 sqft
Residential on 0.15 Acres

Crystal Lake Estates, Grande Prairie, Alberta

Welcome to this well-appointed bi-level home in Crystal Lake Estates. Come in and up the stairs to the open and inviting living room where you can cozy up and feel at peace with the large front window cascading natural light in. The large dining area is an entertainer's delight, while the functional kitchen exudes modern charm with updated porcelain tile flooring, stone counters, a chic subway tile backsplash, and timeless oak cabinets. Three bedrooms and a main bathroom all creating their own space, with the master bedroom offering a full ensuite with walk in shower as well as a walk in closet. Finishing this floor is freshly installed engineered hardwood throughout. The potential is limitless in the expansive basement, illuminated by large bright windows, presenting an ideal canvas for a recreational space, home theatre, or additional bedrooms. A laundry/utility room, half bath, and access to the fully finished and heated garage complete this level. Outdoors, relax on the cozy deck, enjoy the fully fenced yard, and cherish the serenity offered by the rear easement. Recent upgrades such as new blinds, shingles, and a hot water heater provide peace of mind, while central air conditioning, ample RV parking, a well built shed, and under-deck storage are practical bonuses.

Built in 1994

Essential Information



MLS® #	A2246090
Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.15
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	8914 117 Avenue
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1K2

Amenities

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	2
Zoning	RG

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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