

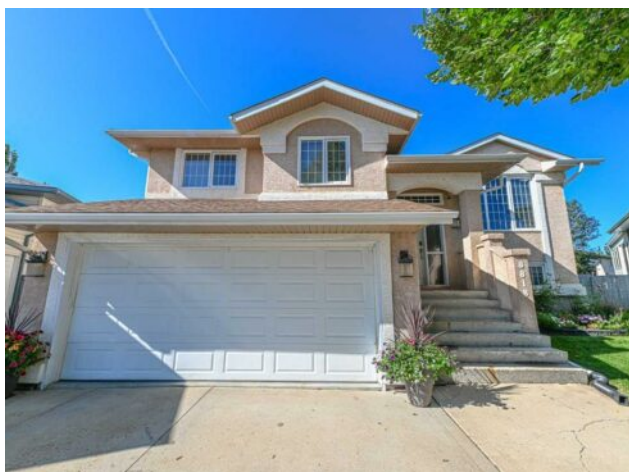


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

8818 118 Avenue
Grande Prairie, Alberta

MLS # A2213095



\$459,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,173 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	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 – 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—ideal for entertaining. There’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’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’s most family-friendly neighborhoods.

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