

\$454,900 - 8818 118 Avenue, Grande Prairie

MLS® #A2213095

\$454,900

4 Bedroom, 3.00 Bathroom, 1,173 sqft

Residential on 0.16 Acres

Crystal Lake Estates, Grande Prairie, Alberta

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, youâ€™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 Prairieâ€™s most family-friendly neighborhoods.

Built in 1997

Essential Information

MLS® #	A2213095
Price	\$454,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,173
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	8818 118 Avenue
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1M3

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Walk-In Closet(s), Wood Counters
-------------------	----------------------------------

Appliances	Dishwasher, Electric Stove, F
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	18
Zoning	RG

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

