

8609 102 Avenue  
Grande Prairie, Alberta

MLS # A2265669



## \$499,900

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Landing                               |               |                   |
| <b>Type:</b>     | Residential/House                             |               |                   |
| <b>Style:</b>    | 2 Storey                                      |               |                   |
| <b>Size:</b>     | 1,587 sq.ft.                                  | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 5                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached                        |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Rectangular Lot |               |                   |

|                    |                       |                   |    |
|--------------------|-----------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Tile        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Suite | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame            | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island        |                   |    |

**Inclusions:** na

Beautiful 5-bedroom home with a triple car garage backing onto a serene pond, offering the perfect blend of comfort and scenery. Inside, you'll find a bright and open layout with modern finishes throughout. The semi-suited basement provides excellent flexibility—ideal for guests, extended family, or additional income potential. Enjoy peaceful evenings on the back deck overlooking the water and plenty of room for everyone with five spacious bedrooms and multiple living areas. A truly impressive home with style, space, and a stunning view!