

8633 102 Avenue
Grande Prairie, Alberta

MLS # A2305903



\$470,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,347 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Creek/River/Stream/Pond, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: fridge, stove, washer, dryer, dishwasher, microwave rangehood, shed, hot tub, blinds, central air, AC, window coverings, GDO and remote

Welcome to this fully developed two-storey home in Crystal Landing! Thoughtfully designed living space plus a walk-out basement, this property combines comfort, style, and functionality. The main floor features a bright and inviting living room complete with hardwood flooring and a cozy fireplace. The kitchen is well-appointed with a central island with eating bar, pantry, and appliances. The south-facing dining area provides access to the outdoor space. You'll also find the convenience of main floor laundry, a 2-piece bathroom, and access to the heated double attached garage. Upstairs, the spacious primary bedroom offers a walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a 4-piece main bathroom complete the upper level, making it ideal for families. The fully finished walk-out basement boasts 9-foot ceilings, vinyl plank flooring, an additional bedroom, and a 4-piece bathroom. Step outside to enjoy the fully fenced, south-facing backyard backing onto a pond. This outdoor space includes a stamped concrete pad, hot tub, shed, and a gas line for your BBQ. Additional features include blinds and air conditioning for year-round comfort. Located close to playgrounds and amenities. Call to view today!