

**8633 102 Avenue  
Grande Prairie, Alberta**

**MLS # A2305903**



**\$470,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!