



GRASSROOTS
REALTY GROUP

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8617 102 Avenue
Grande Prairie, Alberta

MLS # A2284793



\$449,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,294 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Stunning Large Bungalow in Crystal Landing Backing Onto Natural Reserve Enjoy the peaceful, country-like feel of this impressive 5-bedroom bungalow located in sought-after Crystal Landing, backing directly onto a beautiful natural habitat. This home offers both an exceptional location and a thoughtfully designed layout. The main level features two spacious living rooms along with a bright, open-concept kitchen and dining area—perfect for entertaining or family gatherings. The primary bedroom boasts a private ensuite, walk-in closet, and sunny south-facing views overlooking the reserve. Two additional bedrooms complete the main floor. Downstairs, you’ll find a fantastic basement layout with a massive recreation room and two more bedrooms—ideal for guests, teens, or a home office setup. An on-demand hot water system also supplies in-floor heating in the basement, keeping it warm and comfortable year-round. Step outside to a beautifully landscaped, fully fenced backyard with a two-tier deck and south-facing exposure. Follow the path to your gazebo and relax while enjoying tranquil evenings surrounded by nature. Recent upgrades include a new roof (2021), new upstairs laminate flooring, and appliances that are only two years old.