



8622 102B Avenue
Grande Prairie, Alberta

MLS # A2295415



\$364,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,020 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Garden Shed

Welcome to the "Rockville" by Avonlea—a fantastic starter home offering a well-designed 4-level back-split layout. The upper three levels are fully finished by the builder, custom blinds throughout, with additional space in the basement ready for a potential fourth bedroom or future development. The open-concept kitchen is both functional and inviting, featuring ample cabinetry, a stylish tile backsplash, and plenty of natural light. Upstairs, you'll find all bedrooms along with the main bathroom, while the third level hosts a second full bath, convenient laundry, and an impressive additional 400 sq. ft. of living space. With its large windows, this bright and versatile area is perfect for a recreation room, home office, or family lounge. Step outside to a beautifully landscaped yard complete with front and back irrigation, a connecting sidewalk, and full fencing for added privacy. The backyard also offers a dual parking pad with back-alley access, plus a spacious 10' x 12' garden shed—ideal for storing all your lawn and garden essentials. This move-in ready home combines comfort, functionality, and value—perfect for first-time buyers or growing families. Contact your favorite REALTOR® today to book your private showing!