



**8537 102A Avenue
Grande Prairie, Alberta**

MLS # A2296684



\$460,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,113 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Welcome to Crystal Landing, where this wonderful bi-level is waiting to welcome you home. Step inside and you'll immediately notice the bright, open main floor layout, seamlessly connecting the living room, kitchen, and dining area. The kitchen is thoughtfully designed, featuring a handy pantry, modern appliances, and easy access to the backyard, perfect for summer barbecues and entertaining. Three comfortable bedrooms are located upstairs, including a main bath and a private ensuite. Downstairs, discover a versatile space currently set up as a cozy master bedroom retreat, complete with a stylish bathroom boasting a walk-in shower. A fourth bedroom here as well. Alternatively, this generous area could easily be adapted to serve as a large rec room or an additional bedroom. Plenty of under stair storage to keep organised. The laundry/utility room is impressively sized, making day-to-day tasks a breeze. Recent updates ensure peace of mind, including new deck (2025), shingles, sump pump, dishwasher, hot water tank, washer & dryer (all 2023) and stove (2022). The property is complemented by a fully fenced, south-facing yard, and directly across from a park, ideal for children and pets. To finish it off, a heated double attached garage. This is the perfect opportunity to settle your family in a superb home and location.