



**8415 101 Avenue  
Grande Prairie, Alberta**

**MLS # A2305419**



**\$366,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, 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>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Inside pictures coming today! Welcome to this immaculate and beautifully maintained home, perfectly situated in a desirable location with a stunning landscaped yard and central air conditioning for year round comfort. The main floor offers a bright, open concept layout designed for both everyday living and entertaining. You’ll love the modern, thoughtfully designed kitchen, seamlessly flowing into the living and dining areas, all enhanced by an abundance of natural light. A spacious 2-piece powder room completes this level. Upstairs, you’ll find three generously sized bedrooms, including a relaxing primary featuring a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for family or guests. The unfinished basement is a blank canvas, ready to be customized to suit your needs, whether that’s additional living space, a home gym, or a recreation area. Rounding out this exceptional property is an oversized single-car garage, offering ample space for parking, storage, or a workshop. This home truly shows pride of ownership throughout and is move-in ready, don’t miss your opportunity to make it yours. Message your agent to book a viewing!