



8451 101 Avenue
Grande Prairie, Alberta

MLS # A2309943



\$329,900

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,145 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	See Remarks		

Inclusions: N/A

Lovely 1,145 sq. ft. duplex in Crystal Landing, complete with an attached single-car garage! This well-designed 3 bedroom, 1.5 bathroom home offers an exceptional floor plan with modern finishes throughout and is currently rented—making it a great investment opportunity. The main level features a bright great room, dining nook, and a functional kitchen equipped with a pantry, center island with sink and eating bar. Vinyl plank and tile flooring run throughout the main floor for a clean, contemporary feel, and a convenient half bath completes the level. Upstairs offers three spacious bedrooms and a full bathroom. Both the primary bedroom and second bedroom include walk-in closets—an added bonus for storage and organization. The home is equipped with a high-efficiency furnace, and energy-efficient windows for year-round comfort. The backyard is fully fenced, landscaped, and includes a deck. Book your showing today!