



8443 101 Avenue
Grande Prairie, Alberta

MLS # A2320200



\$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:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Beautiful 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. It's also a fantastic option for a first-time home buyer. The main level features a bright living 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 basement is unfinished, offering excellent potential for future development or added storage space. The fully fenced and landscaped backyard includes a deck, providing a great outdoor space to enjoy. The adjoining side of the duplex is also available for purchase, offering a rare opportunity to secure both sides of the property. Book your showing today!