



8445 101 Avenue
Grande Prairie, Alberta

MLS # A2320457



\$329,900

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,091 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.01 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

Attractive duplex in Crystal Landing with an attached single-car garage! This thoughtfully designed 3-bedroom, 1.5-bathroom home features a functional layout, modern finishes, and is currently tenant-occupied, making it an excellent investment opportunity. It also presents a great option for a first-time home buyer looking to enter the market. The main floor offers a bright and welcoming living room, a dining area, and a well-appointed kitchen complete with a pantry, center island with sink, and eating bar. Durable vinyl plank and tile flooring flow throughout the main level, and a convenient half bathroom completes the space. Upstairs, you'll find three generously sized bedrooms and a full bathroom. The primary bedroom and second bedroom both feature walk-in closets, providing plenty of storage and organization options. The unfinished basement offers excellent potential for future development or additional storage. Outside, the fully fenced and landscaped backyard provides a private outdoor retreat with plenty of room to enjoy. The other side of the duplex is also available for purchase, creating a unique opportunity to own both sides of this income-generating property. Don't miss out—schedule your showing today!