



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

8534 103 Avenue  
Grande Prairie, Alberta

MLS # A2320747



**\$359,900**

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | Crystal Landing                 |        |                   |
| Type:     | Residential/Duplex              |        |                   |
| Style:    | 2 Storey, Attached-Side by Side |        |                   |
| Size:     | 1,061 sq.ft.                    | Age:   | 2011 (15 yrs old) |
| Beds:     | 3                               | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Attached          |        |                   |
| Lot Size: | 0.08 Acre                       |        |                   |
| Lot Feat: | Back Yard, City Lot, Landscaped |        |                   |

|             |                          |            |    |
|-------------|--------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas  | Water:     | -  |
| Floors:     | Vinyl                    | Sewer:     | -  |
| Roof:       | Asphalt Shingle          | Condo Fee: | -  |
| Basement:   | Full                     | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | RS |
| Foundation: | Poured Concrete          | Utilities: | -  |
| Features:   | Kitchen Island           |            |    |

Inclusions: N/A

Welcome to Crystal Landing! This well-maintained and freshly updated duplex offers an excellent opportunity for first-time home buyers, investors, or anyone looking for affordable homeownership in a desirable neighbourhood. Freshly painted throughout, this inviting home features 3 bedrooms, 2.5 bathrooms, and a functional layout designed for comfortable everyday living. The bright main floor showcases a spacious living room, dining area, and a well-appointed kitchen complete with a centre island, pantry, and eating bar. Durable vinyl flooring flows throughout the home, creating a modern and low-maintenance living space. A convenient half bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms and a full bathroom, offering plenty of room for a growing family. Recent updates add tremendous value, including a hot water tank and Vinyl flooring replaced in 2022, a new dryer installed in 2025, and brand-new appliances on order, including a refrigerator, dishwasher, and washer. The fully finished basement provides additional living space with a family/recreation room and a full bathroom, making it perfect for entertaining, a home office or guest area. Outside, enjoy the fully fenced and landscaped backyard, ideal for kids, pets, and summer BBQs. The single attached garage adds convenience and storage. Located close to schools, parks, walking trails, and everyday amenities, this move-in-ready Crystal Landing home offers comfort, value, and convenience in one attractive package. Don't miss your opportunity to own this fantastic property—book your showing today!