



8453 101 Street  
Grande Prairie, Alberta

MLS # A2320953



**\$334,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,061 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	-

**Features:** Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

IMMEDIATE POSSESSION AVAILABLE!! Welcome to this beautifully maintained semi-detached home in the desirable community of Crystal Landing, complete with an attached heated single-car garage. Offering 3 bedrooms and 1.5 bathrooms, this thoughtfully designed home combines comfort, functionality, and modern finishes, making it an excellent opportunity for first-time home buyers, families, or investors. The bright and inviting main floor features an open-concept layout with a spacious living room, dining area, and a well-appointed kitchen showcasing crisp white cabinetry, a pantry, a large center island with sink, and a convenient eating bar. Durable vinyl plank and tile flooring flow throughout the main level, while 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 offer walk-in closets, providing ample storage and organization. The unfinished basement presents excellent future development potential, featuring rough-ins for a bathroom and plenty of additional storage space. Step outside to enjoy the landscaped, south-facing backyard, offering plenty of room for outdoor entertaining, gardening, or simply relaxing in the sunshine. Located close to parks, schools, walking trails, and amenities, this move-in-ready home is one you won’t want to miss.