



8522 102 Avenue  
Grande Prairie, Alberta

MLS # A2322306



**\$519,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,766 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Blinds

Welcome to this fully developed two-storey home in the conveniently located community of Crystal Landing, offering the perfect blend of functionality, comfort, and space. With 4 bedrooms and 3.5 bathrooms, this thoughtfully designed home provides plenty of space for growing families and those who love to entertain. The main floor features a kitchen with stainless steel appliances, eat-up island, and charming built-in features including custom shelving in the dining room and built in desk that add both character and practical storage. Upstairs, you'll find a spacious bonus/family room perfect for movie nights, a play area, or additional living space + 3 of the 4 bedrooms, perfect for families with young children. The fully developed lower level includes a den that can serve as a private home office, hobby room, or extra storage space, with the last additional bedroom and full 3 piece bathroom close by. Recent updates include fresh paint throughout the entire main floor, primary bedroom, ensuite and walk-in closet, upstairs hallway/stairwell, and bonus room, creating a warm and inviting atmosphere that is move-in ready for new owners. Stay comfortable year-round with central air conditioning, while the heated and freshly painted garage adds extra convenience and appeal. Step outside to enjoy the beautifully landscaped backyard, complete with a large deck and semi-covered pergola, providing the ideal setting for summer barbecues, family gatherings, and relaxing evenings outdoors. Conveniently located close to schools, walking trails, parks, and everyday amenities, this home is ready for its next chapter.