



GRASSROOTS
REALTY GROUP

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8610- 102A Ave
Grande Prairie, Alberta

MLS # A2325963



\$379,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,066 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Low Density Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, Open Floorplan, Primary Downstairs, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	none		

Welcome to this bright and beautifully updated home, where modern upgrades, thoughtful features, and everyday comfort come together to create an exceptional living experience. Large windows on every level fill the home with natural light, enhancing the open and inviting layout. The heart of the home is the spacious main living area, designed for both comfortable everyday living and effortless entertaining. The kitchen is equipped with a modern gas stove and brand-new appliances, including a dishwasher, washer, and dryer. A reverse osmosis water filtration system provides fresh, clean drinking water, while the instant hot water system adds convenience to your daily routine. Throughout the home, you'll appreciate the fresh updates, including new vinyl plank flooring in the basement and a fresh coat of paint that gives rooms a clean, modern feel. Additional improvements such as new roof shingles and a new sump pump offer valuable peace of mind for years to come. The fully developed basement provides the perfect place to relax or entertain. Unwind in the luxurious soaker tub after a long day, or host family and friends around the wet bar, creating a space that's both functional and inviting. Step outside and enjoy the beautifully landscaped, fully fenced backyard, offering privacy and plenty of room for children and pets to play. A natural gas hookup on the deck makes outdoor grilling simple and convenient, while the rear lane access provides additional parking or storage options. Located just steps from two beautiful parks, this home offers easy access to walking trails, green space, and outdoor recreation. With the flexibility of two potential primary bedrooms, the layout can easily adapt to suit your family's changing needs. Every detail of this move-in-ready home has been carefully considered, combining stylish updates, practical features, and timeless comfort. This

is a property you'll be proud to call home.