



GRASSROOTS
REALTY GROUP

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8606 102a Avenue
Grande Prairie, Alberta

MLS # A2327955



\$419,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,492 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: REFRIGERATOR X 2, ELECTRIC STOVE X 2, DISHWASHER X 2, WASHER X 2, DRYER X 2

Welcome to Crystal Landing! This fully developed 4-level split offers an impressive amount of living space and a flexible layout that can adapt to a variety of lifestyles. The upper levels feature a bright and welcoming main living area, a functional kitchen with dining space, three bedrooms, and two full bathrooms, including a private ensuite off the primary bedroom. The lower levels provide even more flexibility with a second kitchen, with two additional bedrooms, a full bathroom, a spacious family room, and a separate entrance with walkout access to the backyard. Whether you need space for extended family, guests, teenagers, or a home office setup, this home offers plenty of possibilities. Outside, you'll appreciate the fully fenced and landscaped yard, rear deck, storage shed, and large concrete driveway with ample parking. A water softener installed in 2023 adds extra convenience and value. Located in the family-friendly community of Crystal Landing, close to parks, playgrounds, schools, walking trails, and shopping, this property is an excellent opportunity for buyers looking for space, functionality, and a great location. Don't miss your chance to make this home yours!