



**GRASSROOTS**  
REALTY GROUP

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**8441 102 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2187209**



**\$429,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** \$5000 APPLIANCE ALLOWANCE & 12x10 DECK | ALBERTA NEW HOME WARRANTY - 1 Year Builders Warranty, 10 Year New Home

Introducing an exciting opportunity to build your dream home in the sought-after Crystal Landing neighborhood! This soon-to-be-built two-story home offers you the chance to select your own finishes and personalize the space to suit your style. With a planned layout that includes an open-concept main floor, a spacious kitchen with ample storage and counter space, and a welcoming foyer, this home is designed for both comfort and functionality. Upstairs, the plan features three bedrooms, including a grand primary suite with a walk-in closet and private ensuite, as well as a conveniently located laundry area. You'll also have the flexibility to design the unfinished basement and the option to add a detached double garage. This is your opportunity to create a home that fits your vision from the very start. Contact us today to learn more and start the journey toward building your perfect home!