



**8637 102 Avenue
Grande Prairie, Alberta**



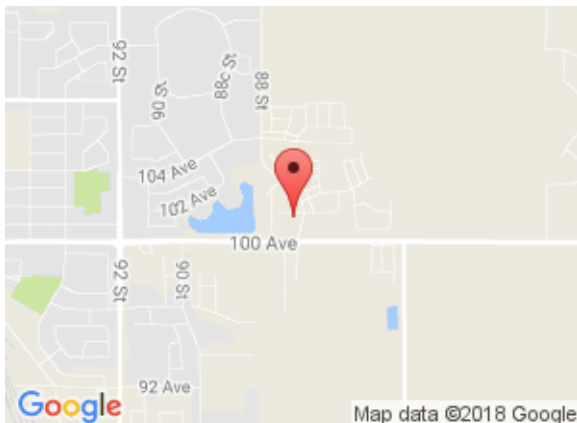
\$514,900

Division:	Crystal Landing		
Type:	House		
Style:	2 Storey		
Size:	2,152 sq.ft.	Age:	2007 (11 yrs old)
Beds:	4 up / 1 down	Baths:	3 full / 1 half
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Concrete		

Heating:	Forced Air	Water:	Municipal
Floors:	Vinyl Plank, Carpet, Hardwood, Tile	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 4,990
Basement:	Full/w Walkout	Condo Fee:	-
Exterior:	Brick, Vinyl	Lot Fee:	-
Land:	Waterfront, Stream/Pond	Maintenance Fee:	-

Features: Central Air, Central Vacuum, Deck, Ensuite, Formal Dining Room, Gas Fireplace, Main Floor Laundry, Non-Smoking Home, Patio, Jet Tub, Walkout Basement

Inclusions: 2 fridges, 2 dishwashers, stove, washer, dryer, shed



ABSOLUTELY STUNNING 2152 sqft home with a walk out basement, backing onto an urban reserve W/ A/C! This 5 bedroom plus den, 3.5 bathroom home has to be seen to be appreciated! The backyard is second to none with a completely maintenance free yard, with artificial turf front and back, walkway and firepit. Inside the home you walk into a large entryway that passes by the office, half bathroom and laundry room into the open concept kitchen/living room area, featuring a gas fireplace. Upstairs there are 4 bedrooms, including a master suite that has a 4 pc ensuite with jetted tub! There is also a large bonus room and another bathroom. In the basement there is a WET BAR with a full size fridge, wine fridge, dishwasher, sink and another fireplace in the 3rd living room (also set up for a stove so it could easily be converted into a suite) bedroom and bathroom. For the walk out basement, you could make the backyard an extension of the living room.