



GRASSROOTS
REALTY GROUP

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8537 102A Avenue
Grande Prairie, Alberta

MLS # A2221871



\$409,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,089 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

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

Inclusions: window coverings

Ideal location across from park/playground! 1089 sq ft bi level with attached heated garage & basement development. 4 bedrooms & 3 bathrooms. The living room, kitchen & dining is a desirable open concept layout. The main floor has the primary bedroom with 3 piece ensuite, 2 additional bedrooms and full bathroom. The basement has another bedroom, full bathroom, family room and large laundry/storage area. The south facing backyard is a great size. Recent updates to the home include: shingles, sump pump, dishwasher, hot water tank, washer & dryer (2023) and stove (2022). Book your showing to check out this affordable family home.