



GRASSROOTS
REALTY GROUP

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8417 101 Avenue
Grande Prairie, Alberta

MLS # A2245863



\$369,900

| | | | |
|-----------|---------------------------------|--------|------------------|
| Division: | Crystal Landing | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,287 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|-------------|-----------------------------|------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

| | | | |
|-------------|--------------|--|--|
| Inclusions: | Garden Boxes | | |
|-------------|--------------|--|--|

This beautifully maintained half duplex offers 4 spacious bedrooms and 3.5 bathrooms, perfect for families or those needing extra space. The open-concept main floor features a bright living area, modern kitchen, and dining space that flows onto a private backyard. Upstairs you'll find three bedrooms, including a generous primary suite with a full ensuite. The fully developed basement adds a fourth bedroom, full bathroom, and additional living space. A single oversized garage provides ample room for parking and storage. Stylish, functional, and move-in ready!