



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8610- 102A Ave
Grande Prairie, Alberta

MLS # A2270115



\$359,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,066 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Low Density Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, Open Floorplan, Primary Downstairs, Wet Bar		

Inclusions: Gas BBQ deck hook up

Welcome to this spacious 4-bedroom, 2 full bathroom single detached home designed for comfortable living and entertaining. The open-concept main floor is filled with natural light, featuring large windows that create a bright and inviting atmosphere. The modern kitchen boasts a convenient eating island and a gas range, perfect for family meals and gatherings. Enjoy the luxury of two primary bedrooms—one on the main floor and a large 4-piece ensuite in the basement—offering flexibility and privacy for your household. The basement also includes a wet bar, ideal for entertaining guests or relaxing evenings. Additional highlights include an on-demand hot water system, a parking pad in front, and a large deck with backyard parking, providing ample space for vehicles and outdoor enjoyment. This home perfectly balances functionality and style in a desirable setting.