



GRASSROOTS
REALTY GROUP

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8617 102 Avenue
Grande Prairie, Alberta

MLS # A2284793



\$449,000

| | | | |
|-----------|------------------------|--------|-------------------|
| Division: | Crystal Landing | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,294 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | City Lot | | |

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

Inclusions: none

Stunning Large Bungalow in Crystal Landing Backing Onto Natural Reserve Enjoy the peaceful, country-like feel of this impressive 5-bedroom bungalow located in sought-after Crystal Landing, backing directly onto a beautiful natural habitat. This home offers both an exceptional location and a thoughtfully designed layout. The main level features two spacious living rooms along with a bright, open-concept kitchen and dining area—perfect for entertaining or family gatherings. The primary bedroom boasts a private ensuite, walk-in closet, and sunny south-facing views overlooking the reserve. Two additional bedrooms complete the main floor. Downstairs, you’ll find a fantastic basement layout with a massive recreation room and two more bedrooms—ideal for guests, teens, or a home office setup. An on-demand hot water system also supplies in-floor heating in the basement, keeping it warm and comfortable year-round. Step outside to a beautifully landscaped, fully fenced backyard with a two-tier deck and south-facing exposure. Follow the path to your gazebo and relax while enjoying tranquil evenings surrounded by nature. Recent upgrades include a new roof (2021), new upstairs laminate flooring, and appliances that are only two years old.