



**8617 102 Avenue  
Grande Prairie, Alberta**

**MLS # A2284793**

**\$449,000**



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

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