



**8622 102B Avenue  
Grande Prairie, Alberta**

**MLS # A2295415**



**\$364,000**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	No Smoking Home		

**Inclusions:** Garden Shed

Welcome to the "Rockville" by Avonlea—a fantastic starter home offering a well-designed 4-level back-split layout. The upper three levels are fully finished by the builder, custom blinds throughout, with additional space in the basement ready for a potential fourth bedroom or future development. The open-concept kitchen is both functional and inviting, featuring ample cabinetry, a stylish tile backsplash, and plenty of natural light. Upstairs, you'll find all bedrooms along with the main bathroom, while the third level hosts a second full bath, convenient laundry, and an impressive additional 400 sq. ft. of living space. With its large windows, this bright and versatile area is perfect for a recreation room, home office, or family lounge. Step outside to a beautifully landscaped yard complete with front and back irrigation, a connecting sidewalk, and full fencing for added privacy. The backyard also offers a dual parking pad with back-alley access, plus a spacious 10' x 12' garden shed—ideal for storing all your lawn and garden essentials. This move-in ready home combines comfort, functionality, and value—perfect for first-time buyers or growing families. Contact your favorite REALTOR® today to book your private showing!