



8453 102 Avenue
Grande Prairie, Alberta

MLS # A2299608



\$559,900

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,532 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2

Welcome to this legal up/down duplex located on a spacious corner lot in Crystal Landing, an excellent opportunity for investors or homeowners looking for rental income. The legal upper suite offers a bright and functional layout with entrance into the dining area providing access to the deck. The kitchen boasts white cabinetry, plenty of cupboard and counter space plus eating bar, and stainless steel appliances. Your living room completes the main floor. Heading up a level, you will find a spacious primary bedroom complete with its own ensuite, a second bedroom, and an additional full bathroom. The legal lower suite provides an open floorplan between kitchen & living area with large windows above grade creating a main level atmosphere. This lower unit includes two comfortable bedrooms and a full bathroom, providing a practical and private living space. Each unit is equipped with its own separate laundry for added convenience. The property also features a double detached garage, with each unit enjoying access to one side, ensuring both parking and storage needs are met. A smart investment to add to your portfolio, book your showing today!