



**GRASSROOTS**

REALTY GROUP

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8637 102 Avenue  
Grande Prairie, Alberta

MLS # GP205675



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**\$509,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,152 sq.ft.	<b>Age:</b>	2006 (13 yrs old)
<b>Beds:</b>	4 up / 1 down	<b>Baths:</b>	3 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Double		
<b>Driveway:</b>	Concrete		

<b>Heating:</b>	Forced Air, In-Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 5,307
<b>Basement:</b>	Full/w Walkout	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Brick, Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Central Air Conditioning, Central Vacuum, Ensuite, Fireplace - Gas, Jet Tub, Laundry-Main Floor, Non-Smoking Home, Patio		

**Inclusions:** 2 fridges, 2 dishwashers, stove, washer, dryer, shed

ABSOLUTELY STUNNING 2152 sqft home with a walk out basement, backing onto an urban reserve W/ A/C! This 5 bedroom plus den, 3.5 bathroom home has to be seen to be appreciated! The backyard is second to none with a completely maintenance free yard, with artificial turf front and back, walkway and firepit. Inside the home you walk into a large entryway that passes by the office, half bathroom and laundry room into the open concept kitchen/living room area, featuring a gas fireplace. Upstairs there are 4 bedrooms, including a master suite that has a 4 pc ensuite with jetted tub! There is also a large bonus room and another bathroom. In the basement there is a WET BAR with a full size fridge, wine fridge, dishwasher, sink and another fireplace in the 3rd living room (also set up for a stove so it could easily be converted into a suite) bedroom and bathroom. For the walk out basement, you could make the backyard an extension of the living room.