



8466 102 Avenue
Grande Prairie, Alberta

MLS # A2180508



\$419,500

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	4 Level Split, Up/Down		
Size:	1,580 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Post & Beam, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures, Open Floorplan, Separate Entrance, Soaking Tub, Tankless Hot Water		
Inclusions:	N/A		

LEGAL Duplex!! This fantastic, fully developed duplex is ready for its new owners. Tucked away from main road traffic, this home has a functional main floor layout with large living room, kitchen & dining room! The home is well kept with tasteful tile & laminate flooring! Each unit has separate furnaces and HW on Demand Systems. 3 Bedrooms upstairs with a 4 piece bathroom & laundry area! That's not all.. corner lot with tonnes of parking! You'll most definitely feel at home here, so don't hesitate to book your showing today! Take ownership & begin putting money in your pocket on Day 1!!