



8545 102a Avenue
Grande Prairie, Alberta

MLS # A2180735



\$419,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,769 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.01 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

1700 sqft 2 Story home with a bonus room featuring 3 bed 2.5 bath and the whole house has been professionally painted and there is NO CARPET! The master bedroom is 15'x12' , has an extra large walk in closet and a larger ensuite with double sinks and a 5' walk in shower. Upstairs you will find 2 more roomy bedrooms and a full 4 piece bathroom and a 15'x15' bonus living room. The main level features an island kitchen with a pantry and open concept layout throughout the main living room and kitchen. The main floor also has a 1/2 bath main floor laundry. The basement is partially finished with framing and boarding for a bedroom, bathroom and recroom. The 21'x25' finished heated double garage is painted and the garage heater is brand new. Ther Brand new fence in the back yard was replaced this last year.