



**8410 102 Avenue  
Grande Prairie, Alberta**

**MLS # A2193907**



**\$350,000**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden, Gazebo, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** N/A

Visit REALTOR® website for additional information. This new, 3 bedroom, 2.5 bath, 1400 sq. ft home is located in the quiet area of Crystal Landing. It features an open concept living area, large windows, and modern finishings throughout including vinyl plank and tile flooring. The main floor features a separate back entrance, powder room, and a kitchen with plenty of storage and counter space. The upper level features a beautiful master suite with a complete large walk in closet and a full ensuite. There are two additional bedrooms and one bathroom. The back yard is fully fenced with a wood deck and privacy wall that looks out into the field, where you can watch the Northern Lights. It also includes a concrete parking pad and concrete walkway to the home. It features an unfinished basement, where you will find the laundry room and plenty of room for storage, or the opportunity to finish.