



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8423 101 Avenue
Grande Prairie, Alberta

MLS # A2195225



\$440,000

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,833 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	30-71-5-W6
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this QUALITY-CRAFTED HALF-DUPLEX by Mystic Homes. The "Rheal" floor plan offers a perfect blend of contemporary design, exceptional craftsmanship and thoughtful features. Situated in a prime location with NO REAR NEIGHBORS, this home hosts 3 spacious bedrooms and 2.5 bathrooms, providing ample space for families and professionals alike. Key features include ICF Foundation & Shared Duplex Wall: Enjoy peace and quiet with an ICF FOUNDATION THAT SPANS THE ENTIRE SHARED WALL ALL THE WAY UP TO THE TRUSSES. This ensures 100% soundproofing, energy efficiency, better fire resistance and enhanced long-term structural integrity. Premium Vinyl Plank Flooring: Throughout the home, you'll find LIFETIME-WARRANTIED VINYL PLANK FLOORING, offering durability and easy maintenance. Functional Entryway: The main floor hosts a spacious entry with a live edge shelf feature wall, bench, and hooks—a stylish and functional touch with additional coat closet. Lower Level Mudroom & Half Bath: Enter through the lower level mudroom from the garage, and enjoy the privacy of a tucked-away half bath—perfect for guests or a quick refresh without disturbing the main living space. Expansive Main Floor: The main floor features an open-concept layout, offering a seamless flow between the living, dining, and kitchen areas. Gourmet Kitchen: The kitchen is a chef's dream with modern finishes, a stylish backsplash, an island with eat-up bar seating, and pantry for additional storage. Upstairs: Luxurious Primary Suite: Your personal retreat includes a double sink vanity, a shower/tub combo, and a massive bright walk-in closet, perfect for relaxation and storage. Upstairs Laundry: No need to trek to the basement with a conveniently located upstairs laundry room. Spacious Bedrooms: Two additional spare

bedrooms are perfectly positioned next to a full 4-piece bathroom, providing a private and functional layout for family or guests. **MDF Shelving:** Every closet in the home features MDF shelving, ensuring plenty of storage space and organization. **Additional Features:** **Fully Insulated Garage:** The garage, accessed via the lower level, is boarded and insulated, providing a safe and secure space to store your vehicle, toys, or tools. **Private South-Facing Back Deck:** The south-facing back deck is perfect for soaking in the sun all day long, with a privacy wall separating you from your neighbor, making it ideal for outdoor relaxation. **Warranties for Peace of Mind:** 1-YEAR BUILDER WARRANTY, 5 YEAR DISTRIBUTION WARRANTY and 10-YEAR NEW HOME WARRANTY are included, giving you confidence and peace of mind for years to come. This exceptional build by Mystic Homes is the ideal choice for those looking for quality, convenience, and modern design. Don't miss out on the opportunity to make this stunning half-duplex your new home. Schedule a viewing today! Note: photos are samples only (of the other side of the duplex.)