



**8605 102B Avenue  
Grande Prairie, Alberta**

**MLS # A2198433**



**\$319,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** n/a

This charming 1073 sq ft home in Crystal Landing is the perfect place to settle in! Located on a quiet cul de sac, and back lane access its sure to check all the boxes. With 2 bedrooms upstairs and 2 downstairs, there’s plenty of space for family, guests, or a home office. You’ll find 1 bathroom on each floor, making it convenient for everyone. Freshly painted throughout, this home feels bright and inviting. Enjoy summer BBQs with the gas line to the BBQ, and the oversized hot water tank, installed in 2022, ensures plenty of hot water for all. The high-efficiency furnace helps keep things cozy while saving on energy costs. Built in 2009, this home offers a great blend of modern comfort and low-maintenance living. It’s a fantastic opportunity for first-time buyers or anyone looking to move into a well-established family friendly neighborhood. Call your favorite Realtor today and check it out.