



GRASSROOTS
REALTY GROUP

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8424 101 Avenue
Grande Prairie, Alberta

MLS # A2209590



\$369,900

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,322 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

****Bright and spacious 2023 Built, 1322 sq ft side by side duplex with Air conditioner**** This beautiful Unique Homes designed duplex offers an open-concept layout filled with natural light. The kitchen features a corner pantry, a convenient eating bar, and a generous dining space. A main floor half bathroom adds extra convenience to the house. Upstairs, the primary suite includes walk-in closet and a luxurious four-piece ensuite. Two additional bedrooms and a full bathroom complete the second level. The unfinished basement is a blank canvas- ideal for a future rec room, home gym, extra bedroom, or bathroom, along with dedicated laundry/utility space. Outside, you can find a beautiful large deck with Aluminum railings, paved parking pad with alley access, which adds ease and convenience. Located just few steps from a playground and close to shopping, restaurants, schools, and more. Don't miss out on this amazing opportunity. Call me or your favorite realtor to see this amazing place.