

8457 101 Avenue
Grande Prairie, Alberta

MLS # A2161190



\$339,900

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,385 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters		

Inclusions: Basement Living Room Set, Other Furnishings Negotiable

Welcome to your dream home in Crystal Landing! This stunning 2017-built Daytona half-duplex sits on an oversized pie-shaped lot, offering plenty of space and privacy. The open-concept main floor is perfect for entertaining, featuring sleek white cabinets, grey quartz countertops, a central island, and stainless steel appliances. Enjoy seamless indoor-outdoor living with sliding French doors leading to a spacious two-tier deck, landscaped & fully fenced yard. Upstairs, you'll find three generous bedrooms, including a luxurious master suite with a large walk-in closet and an ensuite bathroom with double sinks and a stand-up shower. The convenience of upstairs laundry, a bonus nook area, and another full bath complete the second floor. The partially developed basement adds extra living space with a cozy family room. The home also includes a 17x22 attached garage. Located near parks, walking trails, and just minutes from Shoppers Drug Mart and FreshCo, this home offers both comfort and convenience. Don't miss out on this fantastic opportunity!