

8603 103 Avenue
Grande Prairie, Alberta

MLS # A2171325



\$322,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS Small Lot Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Freezer, Black Shelves in Laundry Room, Outside Fire Pit, 8'x10' Shed

Imagine moving in before the holidays! This charming two-story home has great curb appeal and excellent private parking at the back. Step inside to discover a spacious entryway with a coat closet, leading into a cozy living area—just right for family gatherings or relaxed evenings. The open layout flows into a bright dining space and a well-appointed kitchen with plenty of cupboards, a walk-in pantry, and matching stainless steel appliances ready for all your culinary creations. South-facing patio doors open to a large back deck, ideal for summer BBQs or simply soaking up the sun in private. Upstairs, you’ll find two comfortable bedrooms along with a full bath, giving ample room for family or guests. Your spacious master suite, with its own walk-in closet and ensuite, provides a peaceful personal retreat. Downstairs, the basement is already partially finished with drywall for a large bedroom and a family room. The large laundry/furnace room also doubles as a convenient extra storage space. Out back, the concrete parking pad offers ample vehicle space, keeping the front curb open and accessible. With a new hot water tank installed in 2024, Fibre Optic internet for lightning-fast connection, and durable shingles in great shape, this home is truly move-in ready and waiting for you to start building memories. Perfect for families or as an investment property, this home is ready to meet all your needs with room to grow. Don’t miss the opportunity to make it yours before the holidays!