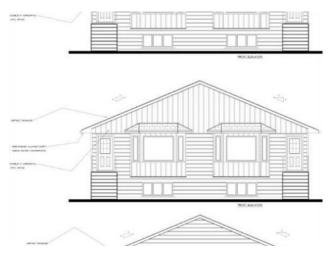


## 780-897-4003

dj@djgolden.com

## 8428 101 Avenue Grande Prairie, Alberta

MLS # A2129166



\$349,000

Division: Crystal Landing  Type: Residential/Duplex  Style: Bungalow, Side by Side  Size: 1,152 sq.ft. Age: 2024 (0 yrs old)  Beds: 3 Baths: 2  Garage: Parking Pad  Lot Size: 0.06 Acre  Lot Feat: City Lot					
Style: Bungalow, Side by Side  Size: 1,152 sq.ft. Age: 2024 (0 yrs old)  Beds: 3 Baths: 2  Garage: Parking Pad  Lot Size: 0.06 Acre	Division:	Crystal Landing			
Size:       1,152 sq.ft.       Age:       2024 (0 yrs old)         Beds:       3       Baths:       2         Garage:       Parking Pad         Lot Size:       0.06 Acre	Type:	Residential/Duplex			
Beds: 3 Baths: 2  Garage: Parking Pad  Lot Size: 0.06 Acre	Style:	Bungalow, Side by Side			
Garage: Parking Pad  Lot Size: 0.06 Acre	Size:	1,152 sq.ft.	Age:	2024 (0 yrs old)	
Lot Size: 0.06 Acre	Beds:	3	Baths:	2	
	Garage:	Parking Pad			
Lot Feat: City Lot	Lot Size:	0.06 Acre			
	Lot Feat:	City Lot			

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: None, Unfinished **Exterior:** Zoning: Vinyl Siding, Wood Frame RS Foundation: **Poured Concrete Utilities:** 

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

Exciting Announcement! Brand New Semi-Detached Duplex by Studio Homes . Discover the epitome of modern living with our latest offering - a stunning 1134 Sq Feet Semi-Detached duplex by Studio Homes, one of Grande Prairie's premier builders. Featuring a spacious layout larger than most out there, this home boasts an open floor plan on the main level, comprising a welcoming living room, a generously sized kitchen, and a dining room complete with an island. With 3 bedrooms and 2 full 3-piece washrooms, including a main floor master bedroom with a walk-in closet and full ensuite, every corner of this home exudes comfort and style.But that's not all - the basement unit, spanning 1134 Sq Feet, offers a large open floor plan, presenting endless possibilities for customization and personalization. Whether you're searching for a great revenue property to rent out entirely or looking to live in one unit while tenants in the other help pay the mortgage, this duplex is the perfect investment opportunity.It's worth noting that the house is still under construction, promising a brand-new, pristine living space tailored to your desires. Don't miss out on the chance to make this dream home yours. Contact us today to learn more and secure your future in this exceptional property!