

8457 101 Avenue  
Grande Prairie, Alberta

MLS # A2161190



**\$339,900**

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

<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>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!