

**8517 102 Avenue
Grande Prairie, Alberta**

MLS # A2187288



\$449,999

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|------------------|---|---------------|-------------------|
| Division: | Crystal Landing | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,270 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Driveway | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Few Trees, Landscaped, Lawn, Pie Shaped Lot | | |

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|--------------------|---|-------------------|---|
| Heating: | Forced Air | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features: | Ceiling Fan(s), Pantry, See Remarks, Vaulted Ceiling(s) | | |

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Quick possession possible on this excellent family home! Over 10,000 sq foot lot will give you oodles of space, inside & out! This fully developed bi-level has a lot to brag about including it's open layout, vaulted ceilings, lots of natural light, gorgeous hardwood flooring plus its 5 bedrooms + den & 3 full bathrooms. The kitchen has stainless steel appliances, pantry, plenty of cabinets & access to the back deck. 3 bedrooms are upstairs & includes the primary with huge ensuite of jetted tub with dark tiled surround, separate walk-in glass shower & round vessel sink. 2 more bedrooms are downstairs along with den/office, full bathroom, laundry room with separate furnace room and large family room- perfect for games night, relaxing after a hard day's work or movie-watching. Outside, the two-tiered deck with storage space underneath overlooks the HUGE pie-shaped fenced backyard. There is a shed, side yard & a few trees providing lots of play space with ample room to put your trampoline up or plant a garden & jazz up the area with some flower beds- if the gardener in you needs an outlet. Low maintenance yard in front frees up time and lowers the water bill over a hot summer! Home is located on a quiet street. Take Fido for a walk on the nearby trails or see if there are ducks swimming in the wetland area. Contact a REALTOR® today for more information or to view!