

**8417 101 Avenue  
Grande Prairie, Alberta**

**MLS # A2245863**



**\$369,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Crystal Landing                 |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,287 sq.ft.                    | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached          |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                       |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot                 |               |                  |

|                    |                             |                   |    |
|--------------------|-----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                  | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island              |                   |    |

**Inclusions:** Garden Boxes

This beautifully maintained half duplex offers 4 spacious bedrooms and 3.5 bathrooms, perfect for families or those needing extra space. The open-concept main floor features a bright living area, modern kitchen, and dining space that flows onto a private backyard. Upstairs you'll find three bedrooms, including a generous primary suite with a full ensuite. The fully developed basement adds a fourth bedroom, full bathroom, and additional living space. A single oversized garage provides ample room for parking and storage. Stylish, functional, and move-in ready!