

8509 102A Avenue
Grande Prairie, Alberta

MLS # A2307582



\$309,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	923 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.85 Acre		
Lot Feat:	City Lot, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to this well-maintained and functional home located in a desirable, family-friendly area of Grande Prairie. Offering a smart layout with comfortable living spaces, this property is ideal for first-time buyers, downsizers, or investors looking for solid value. The main floor features a bright and inviting living area with plenty of natural light, flowing into a practical kitchen with island and dining space designed for everyday living. The layout offers great use of space, making it feel both open and efficient. You’ll find 2 bedrooms and 1 bathroom with a functional layout suited for a variety of living arrangements. The home has been well maintained and offers immediate livability, with added upside through the undeveloped basement—ideal for future development and increased value. Outside, enjoy a manageable yard with a multi-tiered deck, under the deck storage and room to relax, entertain, or customize to your needs. Located close to schools, parks, and amenities, this is a convenient location with strong long-term appeal. Whether you’re getting into the market or adding to your portfolio, this is a solid opportunity in a great neighbourhood.