

8530 102 Avenue
Grande Prairie, Alberta

MLS # A2325106



\$489,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,466 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Shed, Pergola Gazebo, Garage Heater, Wood Stove In Shed

Welcome to this impeccably maintained two storey home in the beautiful community of Crystal Landing, where exceptional curb appeal meets everyday functionality. One of the true showstoppers is the rare heated triple attached garage, complete with a large floor drain, paired with an oversized triple driveway featuring an additional 4 foot extension, providing outstanding parking and storage that is incredibly difficult to find at this price point. Step inside to discover a bright, open concept main floor filled with natural light, fresh modern paint colours, convenient main floor laundry, and a stylish half bathroom, creating a warm and inviting atmosphere that's perfect for both entertaining and everyday family living. Upstairs offers three spacious bedrooms and two full bathrooms, including a relaxing primary retreat complete with a walk in closet and private ensuite. Basement undeveloped ready to make it your own that currently has a 240 plug-in for a sauna. Outside is where this property truly shines with a gigantic landscaped, fully fenced backyard designed for making memories. Enjoy the attractive stone walking path, abundant storage beneath the deck, and an incredible oversized finished man cave/shed with power already connected(separate sub panel & 240 plug-in) and wood stove which is ideal as a workshop, hobby space, or the ultimate retreat. Located just minutes from many parks/playgrounds, walking trails throughout the area and around the ivy lake pond also two nearby elementary schools one subdivision over. This home combines space, comfort, convenience, and features that are incredibly hard to duplicate. If you've been searching for something that stands out from the crowd, this is one you absolutely won't want to miss.