

8610 102A Ave
Grande Prairie, Alberta

MLS # A2325963



\$365,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,066 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Low Density Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, Open Floorplan, Primary Downstairs, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	none		

Bright, beautifully updated and move-in ready! This inviting home is filled with natural light thanks to large windows on every level and offers a versatile layout designed for comfortable everyday living and entertaining. The kitchen features a gas stove and newer appliances, while a reverse osmosis water filtration system and hot water on demand add everyday convenience. Fresh paint throughout and new vinyl plank flooring in the basement give the home a clean, modern feel. The fully developed basement is made for relaxing and entertaining, complete with a wet bar and luxurious soaker tub. With the potential for two primary bedrooms, this home also offers excellent flexibility for families, guests, or those looking for additional private living space. Step outside to a beautifully landscaped, fully fenced yard with plenty of room for children and pets. The deck features a natural gas hookup for easy BBQing, while rear lane access provides additional parking and storage possibilities. Important upgrades include new shingles and a new sump pump, offering added peace of mind. Located close to two beautiful parks, you'll enjoy convenient access to green space, walking areas and outdoor recreation. With its bright interior, thoughtful upgrades, flexible living spaces and fantastic outdoor features, this home offers the perfect combination of comfort, function and value. Come see everything it has to offer!