ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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8459 101 Avenue
Grande Prairie, Alberta

MLS # A2351320

$359,900

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,383 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	See Remarks	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

VACANT – IMMEDIATE POSSESSION AVAILABLE! A fantastic opportunity in Crystal Landing with an exceptionally large backyard and no rear neighbours! This bright, spacious, freshly painted 3-bedroom duplex offers a modern, open-concept layout with plenty of room for everyday living. The main floor features a generous living and dining area, along with a contemporary kitchen complete with quartz countertops, a large island, and plenty of workspace. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find three bedrooms, including a spacious primary suite with a large ensuite featuring dual sinks, a large shower, and a walk-in closet. The upper-level laundry adds convenience and keeps everything right where you need it. Designed with energy efficiency in mind, this home features triple-pane windows and a heat recovery ventilation (HRV) system, helping improve energy efficiency and indoor air quality. Step outside to the exceptionally large pie-shaped backyard, complete with a deck, fencing, and plenty of room for kids, pets, entertaining, or simply enjoying the outdoors. With no rear neighbours, you’ll appreciate the added privacy and open views. The impressive lot measures over 147 ft deep and approximately 85 ft across, offering outdoor space that’s hard to find in a duplex! Another rare feature is the 18-ft-wide garage, providing extra room for parking and storage. The other side of the duplex is also available, creating an excellent opportunity for investors or anyone looking to own both sides. Vacant and ready for immediate possession! Don’t miss this opportunity — book your showing today!

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