



**8426 101 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2129165**



**\$349,000**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Exciting Announcement! Brand New Semi-Detached Duplex by Studio Homes . Discover the epitome of modern living with our latest offering - a stunning 1134 Sq Feet Semi-Detached duplex by Studio Homes, one of Grande Prairie's premier builders. Featuring a spacious layout larger than most out there, this home boasts an open floor plan on the main level, comprising a welcoming living room, a generously sized kitchen, and a dining room complete with an island. With 3 bedrooms and 2 full 3-piece washrooms, including a main floor master bedroom with a walk-in closet and full ensuite, every corner of this home exudes comfort and style. But that's not all - the basement unit, spanning 1134 Sq Feet, offers a large open floor plan, presenting endless possibilities for customization and personalization. Whether you're searching for a great revenue property to rent out entirely or looking to live in one unit while tenants in the other help pay the mortgage, this duplex is the perfect investment opportunity. It's worth noting that the house is still under construction, promising a brand-new, pristine living space tailored to your desires. Don't miss out on the chance to make this dream home yours. Contact us today to learn more and secure your future in this exceptional property!