

**8603 103 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2171325**



**\$329,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS Small Lot Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Freezer, Black Shelves in Laundry Room, Outside Fire Pit, 8'x10' Shed

The inviting front porch is just the beginning—perfect for sipping coffee or enjoying a quiet moment as you greet the day. It only gets better as you step inside and feel the warmth of this charming two-story home, where comfort and functionality come together effortlessly. As you enter, feel welcomed by a spacious entryway with a coat closet, leading you into a cozy living area that’s just the right size for family gatherings or quiet evenings in. The open layout flows into a bright dining space, adjacent to a well-appointed kitchen with plenty of cupboard space and a walk-in pantry for all your culinary essentials. Step through the south-facing patio doors and onto a large back deck, ideal for summer BBQs or simply relaxing privately in the warm sun. Upstairs, two comfortable bedrooms along with a full bath give plenty of room for guests or your family. Your spacious and peaceful master suite, featuring a walk-in closet and ensuite will become a treasured personal retreat. The basement is ready to finish. Drywall is in place for a large bedroom and a large family room, and plumbing is roughed in for an additional bathroom. This space offers endless potential to make your own. The Laundry/Furnace room is large and easily can provide extra storage space. With a concrete parking pad out back, there’s always space for your vehicles, leaving the front curb free and open. New hot water tank installed in 2024 and Fibre Optic internet added for lightning-fast streaming and gaming. The shingles are in great shape, and the matching stainless steel appliances are ready for your culinary creations. This home is move-in ready! and the perfect place to start building memories, offering all the essentials with room to grow.