

**8423 101 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2173339**



**\$389,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Modified Bi-Level, Side by Side		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, 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>	See Remarks		

**Inclusions:** N/A

Introducing a brand-new semi-detached bi-level duplex by Studio Homes, one of Grande Prairie's premier builders! With 1,410 sq ft of thoughtfully designed living space, this home offers more room than most duplexes out there. The main level features an open floor plan, including a welcoming living room, a generously sized kitchen with an island, and a dining room perfect for family gatherings. This home boasts 3 spacious bedrooms and 2 full 3-piece bathrooms, including a master bedroom on the upper floor with a walk-in closet and a full ensuite for added privacy and comfort. Currently under construction, this home offers a fantastic opportunity to own a brand-new property that you can personalize to your taste. Don't miss your chance to make this modern, stylish home your own. Contact us for more details or to schedule a viewing!