

**8545 102a Avenue**  
**Grande Prairie, Alberta**

**MLS # A2180735**



**\$419,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,769 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

1700 sqft 2 Story home with a bonus room featuring 3 bed 2.5 bath and the whole house has been professionally painted and there is NO CARPET! The master bedroom is 15'x12' , has an extra large walk in closet and a larger ensuite with double sinks and a 5' walk in shower. Upstairs you will find 2 more roomy bedrooms and a full 4 piece bathroom and a 15'x15' bonus living room. The main level features an island kitchen with a pantry and open concept layout throughout the main living room and kitchen. The main floor also has a 1/2 bath main floor laundry. The basement is partially finished with framing and boarding for a bedroom, bathroom and recroom. The 21'x25' finished heated double garage is painted and the garage heater is brand new. Ther Brand new fence in the back yard was replaced this last year.