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8417 101 Avenue
Grande Prairie, Alberta

MLS # A2245863



\$369,900

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,287 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	Garden Boxes
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This beautifully maintained half duplex offers 4 spacious bedrooms and 3.5 bathrooms, perfect for families or those needing extra space. The open-concept main floor features a bright living area, modern kitchen, and dining space that flows onto a private backyard. Upstairs you'll find three bedrooms, including a generous primary suite with a full ensuite. The fully developed basement adds a fourth bedroom, full bathroom, and additional living space. A single oversized garage provides ample room for parking and storage. Stylish, functional, and move-in ready!