



8517 102 Avenue  
Grande Prairie, Alberta

MLS # A2187288



**\$449,999**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Pantry, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer

Quick possession possible on this excellent family home! Over 10,000 sq foot lot will give you oodles of space, inside & out! This fully developed bi-level has a lot to brag about including it's open layout, vaulted ceilings, lots of natural light, gorgeous hardwood flooring plus its 5 bedrooms + den & 3 full bathrooms. The kitchen has stainless steel appliances, pantry, plenty of cabinets & access to the back deck. 3 bedrooms are upstairs & includes the primary with huge ensuite of jetted tub with dark tiled surround, separate walk-in glass shower & round vessel sink. 2 more bedrooms are downstairs along with den/office, full bathroom, laundry room with separate furnace room and large family room- perfect for games night, relaxing after a hard day's work or movie-watching. Outside, the two-tiered deck with storage space underneath overlooks the HUGE pie-shaped fenced backyard. There is a shed, side yard & a few trees providing lots of play space with ample room to put your trampoline up or plant a garden & jazz up the area with some flower beds- if the gardener in you needs an outlet. Low maintenance yard in front frees up time and lowers the water bill over a hot summer! Home is located on a quiet street. Take Fido for a walk on the nearby trails or see if there are ducks swimming in the wetland area. Contact a REALTOR&reg; today for more information or to view!