

8514 103 Avenue
Grande Prairie, Alberta

MLS # A2203872



\$324,900

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,034 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls

Nestled in the desirable Crystal Landing neighbourhood, this beautifully updated, meticulously maintained 2 storey half-duplex offers both comfort and style. Featuring three spacious bedrooms and 1.5 bathrooms, this home boasts fresh paint, brand new flooring, and custom wood shelving in all closets, the pantry, and bedrooms—adding both charm and functionality. The bright and inviting main floor is open concept with large windows providing tons of natural light. The kitchen is equipped with a new microwave, stove, and dishwasher, making meal prep a breeze. Enjoy plenty of storage with a pantry, kitchen island & eating bar, and cupboards. Your half bath completes the main floor. Heading upstairs, all your bedrooms have fresh paint and new closet shelving. The full bathroom finishes off the upper level. The attached single garage has been upgraded with durable epoxy flooring, while the home has been well-maintained with professional carpet cleaning and furnace & duct servicing in 2021. Move-in ready and full of modern touches, this property is perfect for first-time buyers, families, or investors looking for a prime opportunity in a fantastic location!