

**8517 102 Avenue
Grande Prairie, Alberta**
MLS # A2187288


\$449,999

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

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	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® today for more information or to view!