

**8653 103 Avenue
Grande Prairie, Alberta**

MLS # A2190887



\$359,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,003 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, On Street, Parking Pad, Rear Drive, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, See Remarks, Street		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge x2, Stove x2, Dishwasher x2, Microwave Rangehood x2, Upstairs Washer/Dryer, Downstairs Washer/Dryer, All Light Fixtures, Shed

Exciting Investment Opportunity with IMMEDIATE POSSESSION! This fantastic detached home is an incredible find—freshly painted walls & trim, this vacant unit is ready for quick possession! With two separate suites, each featuring its own laundry, this property is perfect for investors. Enjoy the convenience of back alley access, a concrete parking pad, and a walkway leading to the front door. The yard is partially fenced, it would be simple to finish the fence across the back and includes a spacious shed, offering extra storage for either unit. Inside, the home is complete with modern tile and laminate flooring, fresh paint, stylish trim, upgraded door handles, and new lighting fixtures. The upstairs kitchen is warm and inviting, featuring rich wood cabinets, ample storage, and generous counter space with a large corner pantry. A small BBQ deck off the dining space offers the potential for an additional entrance, perfect for flexibility. The main floor boasts three well-sized bedrooms, all with large windows and great closet space. The primary bedroom is great size, featuring a walk-in closet and a lovely rear-facing window. The spacious main bath includes a stacking washer/dryer for added convenience. Downstairs, the private lower suite is just as impressive! The bright and spacious living area flows into a well-equipped kitchen with dark cabinetry, modern countertops, gorgeous backsplash and ample workspace—plus, appliances are included! This level has also been fully refreshed with fresh paint and trim. You'll find two more generous bedrooms, both with large above-grade windows, a full bathroom, and a conveniently located laundry area. There is plenty of storage space under the stairs here as well. This home is in a very good location, close to bus stops, shopping, parks, walking paths, and so much more! A fantastic opportunity at an unbeatable

price—invest today!