

**8550 103 Avenue  
Grande Prairie, Alberta**

**MLS # A2170139**



**\$309,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,179 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, No Neighbours Behind, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** Curtains, gazebo (no cover), shed

Great opportunity for a first-time home buyer. This beautiful semi-detached home with garage is situated on a massive pie shaped lot in Crystal Landing and ready for immediate possession. The main floor features a spacious kitchen with island and pantry and overlooks the cozy living room and dining area. The main level also includes a powder room and convenient access to the garage. Upstairs features a full bathroom and three good sized bedrooms including the master with walk in closet. The basement is partially finished and ready for your finishing touches. This home has been freshly painted throughout and has new vinyl plank flooring in the living room and upstairs. You will love the size of the backyard which is fenced, landscaped and features a large deck, fire pit and best of all, an oversized 10' x 24' insulated shed with power. Call your favourite REALTOR to view and move in before winter.