

8466 102 Avenue  
Grande Prairie, Alberta

MLS # A2180508



## \$422,900

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Up/Down		
<b>Size:</b>	1,580 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Post & Beam, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures, Open Floorplan, Separate Entrance, Soaking Tub, Tankless Hot Water		
<b>Inclusions:</b>	N/A		

LEGAL Duplex!! This fantastic, fully developed duplex is ready for its new owners. Tucked away from main road traffic, this home has a functional main floor layout with large living room, kitchen & dining room! The home is well kept with tasteful tile & laminate flooring! Each unit has separate furnaces and HW on Demand Systems. 3 Bedrooms upstairs with a 4 piece bathroom & laundry area! That's not all.. corner lot with tonnes of parking! You'll most definitely feel at home here, so don't hesitate to book your showing today! Take ownership & begin putting money in your pocket on Day 1!!