

# \$369,900 - 8424 101 Avenue, Grande Prairie

MLS® #A2209590

**\$369,900**

3 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.06 Acres

Crystal Landing, Grande Prairie, Alberta

**\*\*Bright and spacious 2023 Built, 1322 sq ft side by side duplex with Air conditioner\*\***  
This beautiful Unique Homes designed duplex offers an open-concept layout filled with natural light. The kitchen features a corner pantry, a convenient eating bar, and a generous dining space. A main floor half bathroom adds extra convenience to the house. Upstairs, the primary suite includes walk-in closet and a luxurious four-piece ensuite. Two additional bedrooms and a full bathroom complete the second level. The unfinished basement is a blank canvas- ideal for a future rec room, home gym, extra bedroom, or bathroom, along with dedicated laundry/utility space. Outside, you can find a beautiful large deck with Aluminum railings, paved parking pad with alley access, which adds ease and convenience. Located just few steps from a playground and close to shopping, restaurants, schools, and more. Don't miss out on this amazing opportunity. Call me or your favorite realtor to see this amazing place.



Built in 2023

## Essential Information

MLS® #	A2209590
Price	\$369,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,322
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	8424 101 Avenue
Subdivision	Crystal Landing
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0S7

### Amenities

Parking Spaces	2
Parking	Parking Pad, Alley Access

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot, Front Yard
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 9th, 2025
Days on Market	12
Zoning	RS

## **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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