

**8617, 102 Ave  
Grande Prairie, Alberta**

**MLS # A2284793**

**\$449,000**



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Landing        |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,294 sq.ft.           | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | City Lot               |               |                   |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                              | <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>   | Open Floorplan                    |                   |    |
| <b>Inclusions:</b> | none                              |                   |    |

Stunning Large Bungalow in Crystal Landing Backing Onto Natural Reserve. Enjoy the peaceful, country-like feel of this impressive 5-bedroom bungalow located in sought-after Crystal Landing, backing directly onto a beautiful natural habitat. This home offers both an exceptional location and a thoughtfully designed layout. The main level features two spacious living rooms along with a bright, open-concept kitchen and dining area—perfect for entertaining or family gatherings. The primary bedroom boasts a private ensuite, walk-in closet, and sunny south-facing views overlooking the reserve. Two additional bedrooms complete the main floor. Downstairs, you'll find a fantastic basement layout with a massive recreation room and two more bedrooms—ideal for guests, teens, or a home office setup. An on-demand hot water system also supplies in-floor heating in the basement, keeping it warm and comfortable year-round. Step outside to a beautifully landscaped, fully fenced backyard with a two-tier deck and south-facing exposure. Follow the path to your gazebo and relax while enjoying tranquil evenings surrounded by nature. Recent upgrades include a new roof (2021), new upstairs laminate flooring, and appliances that are only two years old.