

# SHELDON SWAIN

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8605 102 Avenue  
Grande Prairie, Alberta

MLS # GP214277



## \$409,900

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	2012 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Double		
<b>Driveway:</b>	Concrete		

<b>Heating:</b>	Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 4,671
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Ceiling-Vaulted, Deck, Ensuite, Fireplace - Gas, Jet Tub, Laundry-Main Floor, Non-Smoking Home		

**Inclusions:** -

**NO NEIGHBOURS BEHIND.** This 2 storey home features 4 bedrooms on one floor, 2.5 baths with main floor laundry and a den. The main floor is open concept with a stunning family room facing the backyard with beautiful builtins surrounding the gas fireplace. The kitchen features stainless steel appliances, a corner pantry and a centre island great for food prep and extra seating. Master bedroom has a spa like bathroom that has a jetted tub, separate shower and walk in closet with built in storage. The basement is open for future development. Backyard is fully fenced and landscaped.