



# GRASSROOTS

REALTY GROUP

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10353 Landing Drive  
Grande Prairie, Alberta



## \$262,900

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2006 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	Immediate		
<b>Garage:</b>	No		
<b>Driveway:</b>	Gravel		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl

**Land:** -

**Features:** Deck, Ensuite, Pet-free Home

**Water:** Municipal

**Sewer:** Municipal

**Taxes:** \$ 3,126

**Condo Fee:** -

**Lot Fee:** -

**Maintenance Fee:** -

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

A super cute, 2 Storey starter home awaits! The main level features a large sitting room, half bath and an Open Kitchen to the dining area. The main living room has been freshly painted is a must see. The upstairs boasts 3 bedrooms, Full Ensuite and a second full bathroom. The basement is an undeveloped space looking for your added touch. This home has great value! Give your trusted REALTOR, a call and book your showing today.