



**GRASSROOTS**  
REALTY GROUP

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**10205 86 Street**  
**Grande Prairie, Alberta**

**MLS # A2253236**



**\$411,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Kitchen Appliances , 2 x Washer & Dryer, Window coverings, Security System, Garage Fridge, Garage corner Cupboard, Garage heater, TV in garage, Shed.

Ideally located Bi Level in Crystal Landing. This beautiful home backs directly onto a children's playground with a plethora of greenspace! This home has been very well taken care of and has had numerous updates; new flooring throughout, freshly painted walls, refinished cabinets, updated fixtures & mechanics in bathrooms, updated light fixtures, 2 washers & dryers, Garage heater new in 2023 and New Shingles 2025! Other features include; TV in Garage, no maintenance deck, Garden shed, raised Garden box, firepit, mail boxes close by, low traffic street, Telus security system with ring camera and door sensors, and Nest thermostat. Upstairs holds plenty of space for a family with large primary with a walk in closet and 3 piece ensuite, 2 bedrooms and another full bathroom. Downstairs is open for your development it's clean, level and well insulated with more than enough room for future bedrooms , bathroom, living space, large laundry room & so much storage! This house has it all! Call a Realtor today for a viewing.