



GRASSROOTS
REALTY GROUP

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10268 85 Street
Grande Prairie, Alberta

MLS # A2268733



\$435,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,243 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Paved, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Tankless Hot Water		

Inclusions: n/a

Exceptional Investment or Mortgage-Helper Opportunity in Crystal Landing This fully legal up/down bi-level suite is ideally located in the desirable community of Crystal Landing and offers excellent potential for investors or homeowners seeking additional rental income. The upper suite includes three good-sized bedrooms and two full bathrooms, one of which is a private ensuite in the primary bedroom. A spacious kitchen with stainless steel appliances and a generous pantry opens to the dining area, which provides access to a covered rear deck—perfect for year-round use. Each suite also features separate laundry facilities, ensuring privacy and convenience. The lower suite offers a private rear entrance, two bedrooms, one bathroom, and a bright, open-concept living area. The kitchen is equipped with stainless steel appliances, an island with bar seating, and an adjacent flex space ideal for dining or a home office. A concrete parking pad accessible from the rear alley accommodates up to three vehicles. Utilities for power and gas are separately metered, with only water shared between units—an appealing feature for both owners and tenants. This property provides a turn-key investment opportunity or the perfect home with income potential.