



GRASSROOTS
REALTY GROUP

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**10253 Landing Drive
Grande Prairie, Alberta**

MLS # A2279406



\$424,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,088 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Garage Door Opener Remote

This attractive and well maintained bi-level in Crystal Landing offers a bright, welcoming feel from the moment you step into the spacious front entryway, complete with a generous coat closet and convenient access to the heated double attached garage. Upstairs, you're greeted by a warm and inviting front living room that flows seamlessly into the open concept kitchen and dining area, enhanced by vaulted ceilings that create an airy, expansive atmosphere. The stylish kitchen is a fantastic size and features crisp white and soft gray cabinetry, sleek black hardware, tile backsplash, gleaming white appliances, a pantry, and a raised eating bar that opens perfectly to the dining space for everyday living or entertaining. The main level includes three comfortable bedrooms, with the primary bedroom offering a walk-in closet and private half ensuite, along with a spacious four piece bathroom, durable gray vinyl plank flooring throughout, and clean white trim that ties the space together beautifully. Downstairs, the fully developed basement boasts an enormous family room ideal for movie nights or gatherings, two generously sized bedrooms, and an additional four piece bathroom, providing plenty of room for family or guests. Outside, the backyard is truly impressive, featuring a large deck with storage underneath, full fencing for privacy, rear alley access with double gates, and a massive RV parking pad, making this home a complete package for both lifestyle and functionality.