



**10341 Landing Drive
Grande Prairie, Alberta**

MLS # A2283447



\$360,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	907 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, On Street, Outside, Parking Pad, Paved, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, See Remarks, Vaulted Ceiling(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

This charming and well-maintained bi-level home presents a fantastic opportunity to own in one of Grande Prairie's most convenient locations. Perfectly situated across from a sprawling greenspace and playground, this fully developed property offers an inviting atmosphere from the moment you arrive. The main floor features an airy, open-concept layout enhanced by vaulted ceilings and stylish vinyl plank flooring. The living room transitions seamlessly into the dining area, where sliding glass doors open onto an east-facing deck finished with durable Regal railing—ideal for morning coffee. In the kitchen, you'll find a handy pantry and an abundance of maple cabinetry that perfectly complements the tiled backsplash and appliance package, which includes a brand new stove. Two comfortable bedrooms and a full main bathroom complete the upper level. The thoughtfully designed basement maximizes space and light with large windows throughout. A short hallway leads to a finished laundry room, utility area, and a private bedroom; this section features a door to minimize noise transfer from the rest of the lower level, making it an ideal setup for a quiet home office or den. The remainder of the basement includes a spacious family room, an additional bedroom, and the second bathroom, providing plenty of room for guests or a growing family. Outside, the property includes a fully fenced backyard with gate access to a rear alley and a convenient concrete parking pad. This solid surface makes snow removal a breeze in the winter. Located just steps from Ivy Lake, walking trails, schools, and essential shopping, this home is as practical as it is cute. Take advantage of the 3D Tour to explore every corner of this home from the comfort of your couch. This property is ready for its next chapter—contact a REALTOR® today to

schedule your private viewing!