



GRASSROOTS
REALTY GROUP

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**A & B, 10256 85 Street
Grande Prairie, Alberta**

MLS # A2136364



\$355,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,514 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Outside, Parking Pad, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	Public
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Suite, Walk-Out To Grade, Walk-Up To Grade		
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Vaulted Ceiling(s)		
Inclusions:	2 of each refrigerator, stove, dishwasher, washer, dryer		

Fully developed, 4 level split located in the "Crystal Landing" subdivision on the eastern edge of the City of Grande Prairie. 2 separate income generating units are here with the lower unit rent of \$1,475 & lease ending June 30th, 2024. Power, gas & water are included in rent. Each space has their own furnace to allow occupants to control their own comfort level of heat. The upper level has front entry with coat closet and tile flooring that leads to the bright, open layout & vaulted ceilings of the living room, dining room & kitchen. Up a few steps, and there is the 3 bedrooms, including primary with walk-in closet, the full bathroom & double door hall closet. Downstairs, walk-in at ground level into the open kitchen, dining and living room area and down a few steps into the 4th level, where the 2 bedrooms, bathroom and utility room are located. Both units have their own laundry areas, stainless steel appliances, dark cabinets and a mixture of rich and light finishing colours, providing a very homey and welcoming feeling. The backyard is landscaped and fenced with a concrete parking pad accessible from the back alley. Street parking available in front as well. Rental vacancy rate is currently very low in the City. Now is a great time to capitalize on this opportunity! ***Please note: photos are from when units were vacant. Currently tenant-occupied with 24 hours notice required for viewings.*** Contact a REALTOR®; today for more info or to view.