



10113 85A Street  
Grande Prairie, Alberta

MLS # A2187523

**\$434,800**



<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, See Remarks		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Builder to provide RPR, one year builders warranty, 10 year Alberta New Home Warranty

Put your trust in one of Grande Prairie's top builders and multi-year builder of the "Dream Home". Unique Home Concepts "The Regency" (Job#670) located in Crystal Landing is close to schools, parks & more. Legal up/down duplex this is an amazing investment opportunity or live upstairs and have a mortgage helper with the basement unit. Main floor open floorplan offers quartz counters in kitchen, corner pantry & spacious living room. Master bedroom comes complete with walk in closet & full ensuite. 2 more bedrooms, full bathroom & laundry complete the upper suite. Basement offers nice kitchen with quartz counters, large living space, 2 bedrooms, full bathroom and separate laundry. 4 car parking pad in rear with concrete sidewalk to front entry. Act soon and you may be able choose the colours & finishes you prefer. Available for possession late June/early July.