



GRASSROOTS
REALTY GROUP

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10130 85A Street
Grande Prairie, Alberta

MLS # A2212020



\$469,900

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,091 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 x Fridge, 2 x Stove, 2 x Dishwasher, 2 x Washer/Dryer

Discover this well-kept up/down duplex in the desirable Crystal Landing neighborhood—an ideal income-generating property. The upper unit boasts 3 bedrooms and 1 bathroom, while the spacious lower unit includes 2 large bedrooms and 1 bathroom, making it a great choice for tenants. Each suite comes complete with its own private entrance and single-car garage. Features include a covered deck, and a modern interior with neutral tones. Conveniently located near a schools and playground yet tucked away from the main road, this home offers both privacy and accessibility. The landscaped, fenced backyard is perfect for families, kids, or small pets. Don't miss this incredible opportunity—book your showing today before it's gone!