



**GRASSROOTS**  
REALTY GROUP

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**10341 Landing Drive**  
**Grande Prairie, Alberta**

**MLS # A2221638**



**\$350,000**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, On Street, Outside, Parking Pad, Paved, See Remarks		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Lawn		

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

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer, window coverings

Great investment property opportunity for the excellent rental market here in the City of Grande Prairie! This very well-kept, fully developed, cute bi-level is right across the street from large greenspace with playground. The home's upper level has an open floor plan with vaulted ceilings and very appealing vinyl plank flooring. The living room flows into dining area, which has sliding glass doors leading to the east side deck with Regal railing. Kitchen has a pantry and lots of maple cabinets which coordinate well with the black appliances and tile backsplash. 2 bedrooms, hall closet and main bathroom finish off this level. Going down the short hallway downstairs there is a closet, handy built-in shelving, the finished laundry room, utility room and bedroom. This section has a door to close off the area reducing noise transfer from the large family room, bathroom and other bedroom, which could make for a superb office/den. The big windows let in lots of natural light to the basement area. There is a fenced backyard with gate to the parking area & back alley access. Concrete parking pad means easier to shovel when winter weather hits and less tracking in of dirt and mud. Located close to Ivy Lake and walking trails, schools, grocery store, banking, restaurants and more, making it a super spot to call home. Don't miss taking the 3D Tour! Contact a REALTOR® today for more info or to book a viewing. \*\*\*Please note: Photos & 3D Tour from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends March 31st, 2026, rent is \$2,000 & tenant is responsible for utilities.\*\*\* Contact a REALTOR® today for more details or to view!