



GRASSROOTS
REALTY GROUP

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10201 86 Street
Grande Prairie, Alberta

MLS # A2259031



\$439,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,206 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

This 5-bedroom, 3-bathroom home in Crystal Landing sits on a desirable corner lot backing onto a park, offering both privacy and extra space. It also has extra parking along the side, and a large gate into the backyard. Neighbors on only one side! Inside, the generous layout provides room for family living and entertaining and features a gas fireplace in the basement. While outside you'll love the fully fenced yard, perfect for kids, pets, or summer get-togethers. A heated garage adds year-round convenience, making winter mornings a breeze. With its rare park-side location, spacious design, and practical floorplan, this property is an incredible opportunity for your family!