



10201 Landing Drive Drive
Grande Prairie, Alberta

MLS # A2305407



\$440,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, No Smoking Home, Pantry, Sump Pump(s), Track Lighting

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: N/A

Welcome to this turn-key bungalow in Crystal Landing, perfectly situated across from a park. Featuring 4 beds, 3 bath with a double attached garage offering a layout that just makes sense for everyday living. Right as you walk in, you're greeted by a bright den with French doors and large windows that bring in tons of natural light — a great space for a home office or quiet retreat. The main floor primary bedroom is conveniently located and features its own ensuite. There is a main floor 3 piece bathroom and One more good sized bedroom on the main floor and two more large bedrooms in the basement with 3 piece bathroom with in-floor heat. The kitchen is designed for both function and connection, with a raised eating bar and dining nook that flows into the living room. You'll love the hardwood floors and cozy gas fireplace — the kind of space that feels like home the moment you step in.