



10317 Landing Drive
Grande Prairie, Alberta

MLS # A2310427



\$309,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	997 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Front Yard		

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Kitchen Island, Laminate Counters, Sump Pump(s), Vinyl Windows

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Fresh updates, a functional layout, and an unbeatable location near Ivy Lake make this Crystal Landing bi-level a fantastic opportunity for first-time buyers, downsizers, or anyone looking for a home with room to grow. Step inside and you're welcomed by a tiled front entryway complete with a large closet for added convenience. Upstairs, the bright open-concept main level features brand new flooring and fresh paint throughout, creating a clean and modern feel from the moment you walk in. The kitchen offers a center island, plenty of cabinetry, and great flow into the dining and living spaces, while the large east-facing windows bring in plenty of natural light. Off the rear door, you'll find access to the back porch, yard, and rear parking pad, making everyday living easy and functional. The upper level also includes two good-sized bedrooms, including the primary with dual closets, along with a well-appointed 4-piece bathroom. Downstairs is undeveloped and ready for the new owner's vision, offering excellent potential to add additional living space and build equity over time. Additional peace of mind comes with the brand new furnace installed in February 2026. Located within walking distance to beautiful Ivy Lake, where you can enjoy scenic walking trails, swans, and other waterfowl, plus nearby parks, playgrounds, shopping, restaurants, and coffee shops, this is a location that truly offers convenience and lifestyle. Book your showing today.