



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

10233 Landing Drive
Grande Prairie, Alberta

MLS # A2320641



\$490,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to Crystal Landing! This beautifully maintained 2,046 sq. ft. home offers the perfect combination of space, comfort, and modern updates. From the moment you walk through the door, you’ll appreciate the soaring ceilings, abundance of natural light, and inviting open-concept layout. The main floor is designed for both everyday living and entertaining, featuring spacious living areas and a functional kitchen complete with newer appliances. Stay comfortable year round with central air conditioning, while fresh paint throughout gives the home a bright and updated feel. Upstairs, you’ll find generously sized bedrooms and a spacious primary retreat, while the partially finished basement provides additional living space with room to add your own finishing touches. Step outside to enjoy the newer deck, beautifully landscaped yard, and an 8’ x 14’ greenhouse perfect for gardening enthusiasts or anyone looking to enjoy their own backyard oasis. Additional updates include newer shingles, hot water tank, appliances, and more, making this home move in ready. Located, close to schools, parks, walking trails, and amenities, this is a home you’ll want to see for yourself.