



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10106 85A Street
Grande Prairie, Alberta

MLS # A2339011



\$540,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,078 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: other suites Fridge, stove, dishwasher, washer/dryer

This impressive legal up/down duplex in desirable Crystal Landing offers an excellent opportunity for investors or buyers looking for a quality income-producing property. Fully rented and well maintained since new, the home features two completely self-contained legal suites, each thoughtfully designed with modern finishes, stainless steel appliances, tile backsplashes, and separate gas meters. The upper suite offers three bedrooms, a full bathroom, spacious living areas, and its own private garage, entrance, laundry, furnace, and hot water tank. The bright and inviting legal basement suite features tall ceilings, two spacious bedrooms, a full bathroom, and its own private garage, entrance, laundry, furnace, and hot water tank—providing excellent separation and privacy between the two units. Outside, you'll find a fully fenced backyard with no rear neighbours, adding additional privacy and appeal for tenants. The property is currently fully rented, generating \$2,200/month plus gas for the upper suite and \$1,850/month for the lower suite, for a combined rental income of \$4,050/month. A well-designed, turnkey investment property with strong rental income and two legal suites in a great Crystal Landing location. Quick possession is available.