



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10102 85A Street
Grande Prairie, Alberta

MLS # A2351130

\$359,900

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,368 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

This bright and spacious duplex in Crystal Landing offers a great layout, modern finishes, and no rear neighbours, backing onto wetland/parkland! The main floor features an open-concept living and dining area, while the modern kitchen boasts quartz countertops, solid wood cabinetry with soft-close drawers, and a large island. Upstairs, you'll find three bedrooms, including a spacious primary bedroom with a large ensuite featuring his-and-her sinks and a large shower, plus a walk-in closet. Convenient upstairs laundry adds to the thoughtful layout. Designed with energy efficiency in mind, this home features triple-pane windows and a heat recovery ventilation (HRV) system for improved energy efficiency and fresh indoor air. The backyard is a standout, with a huge pie-shaped lot measuring over 130 ft deep and 83 ft across, complete with a deck and fencing. Backing onto wetland/parkland with no rear neighbours, you'll enjoy added privacy and an open view behind the property. The rare 18-ft-wide garage offers extra room for parking and storage. The other side of the duplex is also available, creating an excellent opportunity for investors or anyone looking to purchase both sides. Book your showing today!