

# \$349,900 - 10101 85a Street, Grande Prairie

MLS® #A2192907

**\$349,900**

3 Bedroom, 3.00 Bathroom, 1,422 sqft  
Residential on 0.10 Acres

Crystal Landing, Grande Prairie, Alberta

Welcome to this well maintained two-storey home located on a spacious corner lot in Crystal Landing. Offering excellent curb appeal and practical features, this property is perfect for families or first-time buyers looking for comfort, style, and room to grow. Step inside to an open-concept main floor thatâ€™s bright and welcoming, thanks to large windows that flood the space with natural light. The kitchen features rich dark cabinetry, a central island with seating, and ample counter spaceâ€”ideal for cooking, entertaining, or gathering with family. The layout flows seamlessly into the dining and living areas, and a convenient half bathroom completes the main level. Upstairs, youâ€™ll find a thoughtfully designed layout with laundry conveniently located on the second floor, saving you trips up and down the stairs. The primary bedroom includes its own private 3pc ensuite, while two additional bedrooms share a full bathroomâ€”perfect for kids, guests, or a home office setup. The basement is undeveloped, offering endless potential to customize and add valueâ€”create a rec room, additional bedroom, or home gym based on your needs. Enjoy the fully fenced and landscaped backyard complete with deck, firepit & flowerbed. The home also features a rear parking pad with space for two vehicles and plenty of street parking along the side, thanks to its corner lot placement. Located in the desirable Crystal Landing neighbourhood, close to parks, walking trails, and all amenitiesâ€”this home delivers comfort,



convenience, and potential. Book your showing today!

Built in 2017

### **Essential Information**

MLS® #	A2192907
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,422
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	10101 85a Street
Subdivision	Crystal Landing
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0R1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	11
Zoning	RS

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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