

# \$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 that'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 space—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, you'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 bathroom—perfect for kids, guests, or a home office setup. The basement is undeveloped, offering endless potential to customize and add value—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 amenities—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 | 7              |
| Zoning         | RS             |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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