

**10225 Landing Drive
Grande Prairie, Alberta**

MLS # A2308202



\$419,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,061 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control, blinds, portable AC unit with plexi for window

Perfectly positioned across from a park in sought-after Crystal Landing, this inviting bi-level blends comfort, style, and future potential. Step inside to vaulted ceilings and a bright, open-concept layout designed for everyday living. The kitchen is both functional and stylish, featuring rich dark-stained oak cabinetry and upgraded stone countertops that add a touch of luxury. High-end laminate flooring flows throughout the main living space, creating a warm, cohesive feel. The spacious primary suite offers a walk-in closet and a well-appointed 4-piece ensuite—your own private retreat located just down the hall from a nice sized 2nd bedroom and 2nd full bath. Downstairs, the basement is 90% complete (just needs ceiling tiles & trim) adding two more bedrooms, a bright open rec room, and space allocated for a future full bath (shower floor and drywall already installed)—ideal for growing families or increasing value. Outside, enjoy a fully landscaped and fenced yard with a uniquely wider backyard—perfect for entertaining, brand-new deck & aluminum railing and new shingles in 2023. With key upgrades already completed, this home offers move-in comfort today and exciting possibilities for tomorrow—all in a family-friendly location you’ll love close to great schools, walking trails and convenient amenities!