

**10201 86 Street
Grande Prairie, Alberta**

MLS # A2259031



\$439,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,206 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

This 5-bedroom, 3-bathroom home in Crystal Landing sits on a desirable corner lot backing onto a park, offering both privacy and extra space. Inside, the generous layout provides room for family living and entertaining and features a gas fireplace in the basement. While outside you'll love the fully fenced yard, perfect for kids, pets, or summer get-togethers. A heated garage adds year-round convenience, making winter mornings a breeze. With its rare park-side location, spacious design, and practical floorplan, this property is an incredible opportunity for your family!