

# **\$350,000 - 10341 Landing Drive, Grande Prairie**

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MLS® #A2221638

**\$350,000**

4 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 0.09 Acres

Crystal Landing, Grande Prairie, Alberta

Great investment property opportunity for the excellent rental market here in the City of Grande Prairie!

This very well-kept, fully developed, cute bi-level is right across the street from large greenspace with playground.

The home's upper level has an open floor plan with vaulted ceilings and very appealing vinyl plank flooring. The living room flows into dining area, which has sliding glass doors leading to the east side deck with Regal railing. Kitchen has a pantry and lots of maple cabinets which coordinate well with the black appliances and tile backsplash.

2 bedrooms, hall closet and main bathroom finish off this level.

Going down the short hallway downstairs there is a closet, handy built-in shelving, the finished laundry room, utility room and bedroom. This section has a door to close off the area reducing noise transfer from the large family room, bathroom and other bedroom, which could make for a superb office/den. The big windows let in lots of natural light to the basement area.

There is a fenced backyard with gate to the parking area & back alley access. Concrete parking pad means easier to shovel when winter weather hits and less tracking in of dirt and mud.

Located close to Ivy Lake and walking trails, schools, grocery store, banking, restaurants and more, making it a super spot to call home. Don't miss taking the 3D Tour! Contact a



REALTOR® today for more info or to book a viewing.

\*\*\*Please note: Photos & 3D Tour from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends March 31st, 2026, rent is \$2,000 & tenant is responsible for utilities.\*\*\* Contact a REALTOR® today for more details or to view!

Built in 2006

### Essential Information

MLS® #	A2221638
Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	907
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	10341 Landing Drive
Subdivision	Crystal Landing
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0B5

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Alley Access, On Street, Outside, Parking Pad, Paved, See Remarks

**Interior**

Interior Features	Built-in Features, Vaulted Ce
Appliances	Dishwasher, Dryer, Electric S
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full



**Exterior**

Exterior Features	Other
Lot Description	Back Lane, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	38
Zoning	RS

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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