



10109 85A Street
Grande Prairie, Alberta

MLS # A2187535

\$434,800



Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,130 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Builder to provide RPR, one year builders warranty, 10 year Alberta New Home Warranty

Put your trust in one of Grande Prairie's top builders and multi-year builder of the "Dream Home". Unique Home Concepts "The Regency" (Job#671) located in Crystal Landing is close to schools, parks & more. Legal up/down duplex this is an amazing investment opportunity or live upstairs and have a mortgage helper with the basement unit. Main floor open floorplan offers quartz counters in kitchen, corner pantry & spacious living room. Master bedroom comes complete with walk in closet & full ensuite. 2 more bedrooms, full bathroom & laundry complete the upper suite. Basement offers nice kitchen with quartz counters, large living space, 2 bedrooms, full bathroom and separate laundry. 4 car parking pad in rear with concrete sidewalk to front entry. Act soon and you may be able choose the colours & finishes you prefer. Available for possession mid July.