

# \$469,900 - 10142 85a Street, Grande Prairie

MLS® #A2208670

**\$469,900**

5 Bedroom, 2.00 Bathroom, 1,091 sqft  
Residential on 0.11 Acres

Crystal Landing, Grande Prairie, Alberta

Discover this well-kept up/down duplex in the desirable Crystal Landing neighborhood—an ideal income-generating property. The upper unit boasts 3 bedrooms and 1 bathroom, while the spacious lower unit includes 2 large bedrooms and 1 bathroom, making it a great choice for tenants. Each suite comes complete with its own private entrance and single-car garage. Features include a covered deck, brand-new laminate flooring throughout, and a clean, modern interior with neutral tones. Conveniently located near a school and playground yet tucked away from the main road, this home offers both privacy and accessibility. The landscaped, fenced backyard is perfect for families, kids, or small pets. Don't miss this incredible opportunity—book your showing today before it's gone!

Built in 2014

## Essential Information

MLS® #	A2208670
Price	\$469,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.11
Year Built	2014



Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	10142 85a Street
Subdivision	Crystal Landing
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0N7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	2
Zoning	RS

### **Listing Details**

Listing Office

Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.