

# \$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 | 18              |
| Zoning         | RS              |

### Listing Details

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