

# \$439,900 - 10201 86 Street, Grande Prairie

MLS® #A2259031

**\$439,900**

5 Bedroom, 3.00 Bathroom, 1,206 sqft

Residential on 0.11 Acres

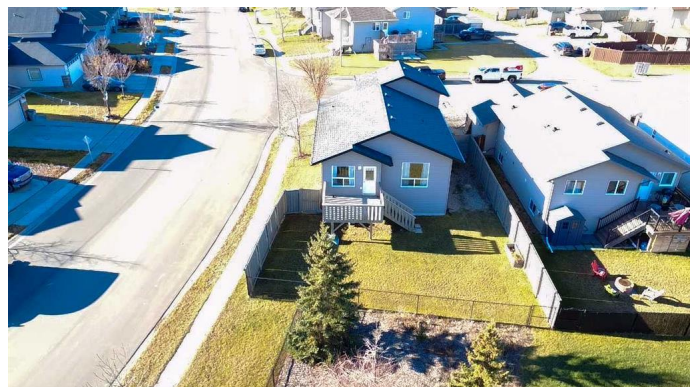
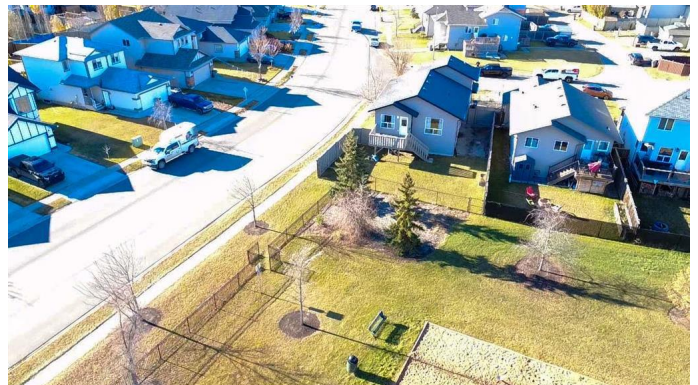
Crystal Landing, Grande Prairie, Alberta

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. It also has extra parking along the side, and a large gate into the backyard. Neighbors on only one side! 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!

Built in 2007

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2259031          |
| Price          | \$439,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,206             |
| Acres          | 0.11              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10201 86 Street |
| Subdivision | Crystal Landing |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X 0B5         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Kitchen Island                                         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Gas                                                    |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                                                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                                                                           |
| Construction      | Concrete                                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 45                   |
| Zoning         | RS                   |

**Listing Details**

Listing Office                      Grassroots Realty Group Ltd.

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