

\$435,000 - 10268 85 Street, Grande Prairie

MLS® #A2268733

\$435,000

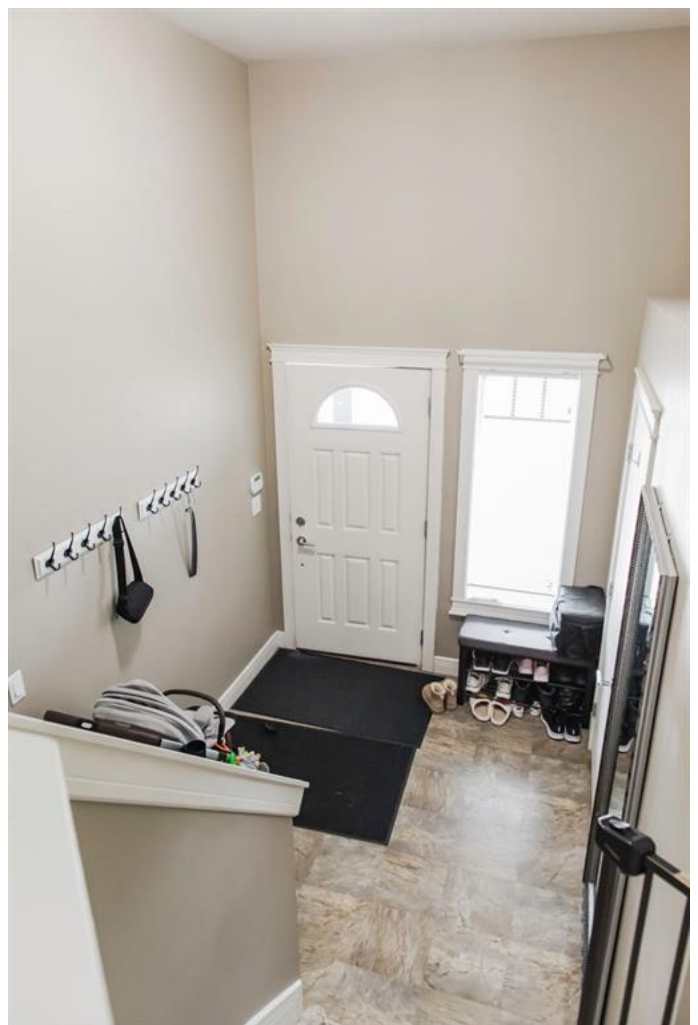
5 Bedroom, 3.00 Bathroom, 1,243 sqft
Residential on 0.08 Acres

Crystal Landing, Grande Prairie, Alberta

Exceptional Investment or Mortgage-Helper
Opportunity in Crystal Landing

This fully legal up/down bi-level suite is ideally located in the desirable community of Crystal Landing and offers excellent potential for investors or homeowners seeking additional rental income. The upper suite includes three good-sized bedrooms and two full bathrooms, one of which is a private ensuite in the primary bedroom. A spacious kitchen with stainless steel appliances and a generous pantry opens to the dining area, which provides access to a covered rear deck—perfect for year-round use. Each suite also features separate laundry facilities, ensuring privacy and convenience. The lower suite offers a private rear entrance, two bedrooms, one bathroom, and a bright, open-concept living area. The kitchen is equipped with stainless steel appliances, an island with bar seating, and an adjacent flex space ideal for dining or a home office. A concrete parking pad accessible from the rear alley accommodates up to three vehicles. Utilities for power and gas are separately metered, with only water shared between units—an appealing feature for both owners and tenants. This property provides a turn-key investment opportunity or the perfect home with income potential. Upstairs Tenants are month to month \$1600 plus utilities, basement suite is vacant.

Built in 2012



Essential Information

MLS® #	A2268733
Price	\$435,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,243
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	10268 85 Street
Subdivision	Crystal Landing
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0K3

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Tankless Hot Water
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Paved, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	5
Zoning	RS

Listing Details

Listing Office	Century 21 Grande Prairie Real
----------------	--------------------------------



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.