



GRASSROOTS
REALTY GROUP

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10221 85b Street
Grande Prairie, Alberta

MLS # A2214099



\$469,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: n/a

This exceptional recently updated 2-storey is sure to impress. Spacious entry way gives plenty of room. Corner gas fireplace in living room joining on to dining and kitchen area featuring an island, back splash and corner pantry. Sliding door off dining area leads out to a deck, very well taken care of yard fenced right around with a storage shed that is insulated. Upstairs you will find to the left a nice sized bonus room with lots of windows & to the right are 3 bedrooms & 2 bathrooms. Primary bedroom has big en-suite with soaker tub. Stairs to the basement are right off the garage entry. In the basement you will find another full 3pc bathroom, another bedroom, theater room and nook that is plumbed in for a bar.