



**GRASSROOTS**  
REALTY GROUP

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**10205 87 Street**  
**Grande Prairie, Alberta**

**MLS # A2222991**



**\$536,600**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,815 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 0

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** Natural Gas BBQ outlet, Garage Door Opener

This beautiful, fully developed home is waiting for you to own! Let's start with the top floor - the right wing features; a massive primary bedroom with 4 pc ensuite and walk in closet, along with 2 larger bedrooms which can fit king sized beds, and another full 4 pc bathroom. The left wing includes a sizeable bonus family room with a built in Murphy bed. The main floor hosts a large family room including a cozy gas fireplace for those winter nights, a big dining room, a modern kitchen with granite counter tops and modern appliances. Beautiful hardwood and ceramic tile throughout. Main floor laundry and a half bath conclude this floor. Downstairs features a 3rd huge family room space, a 4th sizeable bedroom and full 4 pc bathroom. Plenty of room for everyone to have their own space or be used for storage. A double car garage plus the driveway entitles you for plenty of parking for you and your guests. For those hot summer days not only will the Central Air be refreshing but the backyard is fully fenced with a drop tier deck. Now here's the best part! The lawn in the back and front is turf so no need for mowing - You can enjoy backyard bbq's or just leave to go camping and not worry about it. It looks great everyday! This property is a must see and is located in a great neighbourhood close to schools as well as, shopping. It's everything you're looking for.