



**GRASSROOTS**  
REALTY GROUP

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10274 85A Street  
Grande Prairie, Alberta

MLS # A2240135



**\$329,900**

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,150 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Sump Pump(s)		

**Inclusions:** fridge, stove, dishwasher, washer, dryer,

Beautifully renovated, half duplex with single attached Garage and Huge Backyard. This AIR CONDITIONED home has new paint, vinyl plank flooring, cabinets, counter tops, stainless appliances including a gas stove, light fixtures, faucets, and hardware. Open concept main floor with 3 beds and 1 bath upstairs. Basement is open for future development. Yard is fully fenced and landscaped with a shed and deck .