



GRASSROOTS
REALTY GROUP

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10114 87 Street
Grande Prairie, Alberta

MLS # A2257942



\$559,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,981 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind, See Remarks, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: Shed, Garage Heater, Garage Door Opener, Window Coverings

Completely stunning fully developed 2 storey home with heated triple car garage, with no rear neighbors backing onto walking path on popular Ivy Lake. This 2014 built home is in like new condition, as soon as you walk in, and tiled entry way welcomes you. Main level consists of popular open concept floor plan boasted between the kitchen, dining and living room. Kitchen hosts quartz counter tops, ample cabinet + counter space, kitchen island, over the sink window with a view of the lake, and walk through pantry. Dining has ample space for a table of any shape or size for all occasions, and has a half bath conveniently located just off it great for guests when entertaining. Living room is the perfect size with numerous windows allowing for all the natural light. Heading upstairs you will find the master bedroom oasis with walk in closet, 5 piece en-suite with soaker tub, his and her sinks, and fully tiled shower. Remainder of the upper level is completed with laundry room, two big bedrooms both with walk in closets, and a smaller bonus room good for office or play area. Basement is fully developed with taller ceilings into a second living room with bar fridge area, large bedroom, full bathroom, no lack of storage with finished storage room + finished underneath the stairs storage and the utility room. Back yard is fully fenced and west backing allowing natural sun all afternoon/evening long, big deck with enclosed storage underneath it, shed beside the house with separate fenced storage space, and a gate allowing you to access walking/biking trails around Ivy Lake. Do not wait to book your viewing on this home, it will be sure to make your jaw drop with the sheer pride of ownership, view out your back yard, and all the things this home has to offer!

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