



GRASSROOTS
REALTY GROUP

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10250 87 Street
Grande Prairie, Alberta

MLS # A2260121



\$439,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,720 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Lake, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS Small Lot Residential
Utilities:	-

Inclusions: N/A

Lakeside living.....walking trails and shopping....excellent family home....WELCOME TO CRYSTAL LANDING. This well cared for family home is sure to impress you from the moment you arrive. Step inside and you are greeted by a beautiful OPEN CONCEPT LIVING ROOM AND KITCHEN featuring STAINLESS STEEL APPLIANCES, PANTRY, FORMAL DINING SPACE w/ ACCESS TO BACKYARD & A COZY GAS FIREPLAC to enjoy on those cool fall and winter nights. Completing the main floor is a conveniently located ADDITIONAL OFFICE/FLEX SPACE, & A 2 PIECE BATHROOM. Make your way upstairs and you will find the SPACIOUS BONUS ROOM for additional comfort. The top floor also features TWO GENEROUSLY SIZED BEDROOMS, UPSTAIRS LAUNDRY, AND PRIMARY BEDROOM SANCTUARY w/ 4 PIECE ENSUITE & SIZABLE WALK IN CLOSET. The basement features an ADDITIONAL BEDROOM and space for future development. Did I mention this home offers NO REAR NEIGHBOURS & IS JUST STEPS AWAY FROM PLAYGROUNDS & IVY LAKE! Welcome to a beautifully kept family property.....WELCOME HOME!