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## 10242 85A Street Grande Prairie, Alberta

MLS # A2273194



\$475,000

Division:	Crystal Landing			
Туре:	Residential/House			
Style:	2 Storey			
Size:	1,644 sq.ft.	Age:	2010 (15 yrs old)	
Beds:	4	Baths:	3 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.16 Acre			
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Pie Shaped Lot			

Forced Air, Natural Gas	Water:	-
Carpet, Tile, Vinyl Plank	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Full	LLD:	-
Vinyl Siding, Wood Frame	Zoning:	RS
Poured Concrete	Utilities:	-
	Carpet, Tile, Vinyl Plank Asphalt Shingle Full	Carpet, Tile, Vinyl Plank  Asphalt Shingle  Full  Vinyl Siding, Wood Frame  Sewer:  Condo Fee:  LLD:  Zoning:

Features: Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows

Inclusions: Fridge, Stove, Microwave/Range, Dishwasher, Washer/Dryer, Blinds, Curtain Rods, Garage Fridge, Garage Heater, A/C, Shed, Kids Play Set

FEEL RIGHT AT HOME! Enjoy more than 2,000 SQFT of space and functionality in this beautifully updated 2 storey home in CRYSTAL LANDING! This one sits on a large pie shape lot with NO rear neighbours, has a wonderful backyard space with 2 decks, a patio, a pergola, a play set space, garden are... A shed... Plumbed in for a HOT TUB And SUCH YARD SPACE! Inside this home you'll be excited about the open-concept and stylish kitchen, large dining area, and living room with a cozy corner gas fire place! You'll want to bring all your family and friends here - This kitchen is truly the heart of the home with a huge breakfast island, with quartz counter tops, tile backsplash... stainless steel appliances, a corner walk in pantry..Built in desk area... Unique shiplap ceiling, tile flooring...Extra windows for natural lighting are also some of the notable features in this place. Upstairs you're greeted with 4 BEDROOMS all on the same floor, an office nook/bonus space and large kids bathroom with 2 sinks in an XL vanity. Master features a spacious king size compatible room with en-suite and walk-in closet. Basement is fully developed with a large rec room, WET BAR, and full bathroom. ON DEMAND hot water, A/C, a finished and HEATED GARAGE! Your wish list is checked off here! Book that your and get started on making this house your home.