



GRASSROOTS
REALTY GROUP

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10242 85A Street
Grande Prairie, Alberta

MLS # A2273194



\$475,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,644 sq.ft.	Age:	2010 (16 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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
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 area... 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.