



**10117 85A Street**  
**Grande Prairie, Alberta**

**MLS # A2300522**



**\$414,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer, window coverings

A fantastic opportunity to own a well-kept 2016 bi-level in Crystal Landing with a heated detached garage and a functional layout for everyday living. Step inside to a welcoming entryway with closets on both sides, giving you plenty of room to stay organized. Head upstairs to the bright main level where the living room, dining area, and kitchen come together in an open, comfortable space. The kitchen features quartz countertops, stainless steel appliances, a convenient island, and a pantry, with matching quartz carried through to the bathrooms for a clean, modern feel. Down the hall you’ll find a 4-piece main bathroom and two bedrooms, including the primary suite with a walk-in closet and its own 3-piece ensuite. The lower level is mostly finished and offers a spacious family room, two additional bedrooms, and a dedicated laundry area. The bathroom is partially completed with plumbing and a tub already in place, giving you the chance to finish it to your liking and build some added equity. Outside, enjoy a fully fenced yard along with the 24x26 heated detached garage, perfect for parking, storage, or projects year-round. A solid home in a great neighbourhood with space for the whole family. Reach out to your agent to book a viewing.