



GRASSROOTS
REALTY GROUP

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10217 85B Street
Grande Prairie, Alberta

MLS # A2138709



\$384,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Fully developed family home situated on a quiet loop in Crystal Landing. This modern two storey floor plan offers a kitchen with pantry, main floor laundry, half bath and living room with fireplace. Sliding door access to the ground level patio off the dinette. Upstairs you'll find the primary bedroom with 3 pc ensuite and 2 standard spare bedrooms located next to the full 4 pc bathroom. Fully finished basement offers fresh carpeting throughout, bright lighting, with a living room, spare bedroom, 3 pc bathroom and storage room. The garage features a gas line roughed into the wall for future garage heater. Fully fenced and landscaped yard with retaining wall features and garden planters, you'll be sure to enjoy your time at home. With its ideal location close to shopping centers, reputable schools, and direct access to the expansive trail system, it is designed to cater to the needs of the modern family. Call your local real estate professional today! Quicker possession available.