



GRASSROOTS
REALTY GROUP

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10218 85B Street
Grande Prairie, Alberta

MLS # A2142327



\$399,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,239 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Electricity Connected, Natural Gas,
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

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

Great family home with very appealing floor plan & upgraded features! The generous sized entry way leads up to the open layout of the main floor with its vaulted ceilings, striking archway and lovely hardwood & tile flooring. The kitchen has attractive backsplashes, stainless steel appliances, corner pantry, ample countertop space and eat-up ledge on island. Family room has views of the yard & dining room has access to the deck. Handsome vanity & towel closet are found in the full bathroom on main level plus this floor has 2 big bedrooms with 1 currently used as an office. Primary bedroom is up a few stairs and has a sizable walk-in closet and 3-piece ensuite with charming vanity & sleek tile flooring. Downstairs is very bright & homey and has large family room, 2 more spacious bedrooms, full bathroom, laundry/furnace room, and under stairs storage. Door off of dining area leads to west facing deck and fenced backyard, giving you ample space to entertain & play during our long summer evenings. Park your vehicles or store your tools or do both, in the double, attached garage. All in all, this 5 bedroom, 3 bathroom home will be the perfect fit for your lifestyle! Contact a REALTOR® today for more info or to schedule a viewing.