



**GRASSROOTS**  
REALTY GROUP

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**10225 85B Street**  
**Grande Prairie, Alberta**

**MLS # A2184081**



**\$369,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** Shed, Garage Heater

This terrific two-story home offers incredible value, featuring a fully developed basement, three bedrooms, four bathrooms, two living rooms, and a heated double garage. Located in a friendly neighborhood just down the street from a park, this home boasts a double concrete driveway leading to the garage and a spacious tiled entrance with a coat closet. The main floor includes a half bathroom and laundry room conveniently situated near the garage entrance, along with a U-shaped kitchen equipped with dark espresso cabinets, a tiled backsplash, corner pantry, and stainless steel appliances. Recently repainted, the main level is finished with durable tile and real hardwood flooring, complemented by a bright dining area with patio doors to the backyard and extra windows for natural light. The living room features a gorgeous gas fireplace with a tile surround and mantle. Upstairs, you'll find three large bedrooms and two full bathrooms, including a massive primary suite with its own ensuite and a walk-in closet. The finished basement adds even more space with a huge rec room, a half bathroom, and two storage areas. Recent updates include shingles replaced four years ago, a high-efficiency furnace, and a hot water tank. The fully fenced backyard is beautifully landscaped with a deck, gravel walkway, and a firepit area, making it perfect for outdoor enjoyment. This turn-key home is ready for you to move in and is priced to sell—schedule your viewing today!