



**10250 85A Street
Grande Prairie, Alberta**

MLS # A2194919



\$310,000

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,172 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: n/a

For more information, please click Brochure button. This beautiful semi-detached home with attached garage is situated on a large lot in the quiet subdivision of Crystal Landing. This 13 year old home is in fantastic shape. It has been freshly painted throughout. It has luxury vinyl plank flooring throughout the main floor, master bedroom and full bath on the second floor. All plank flooring and carpet is new. This home is move-in ready. The main floor is open concept and very bright (some photos taken in the evening so darker). It has a patio door leading onto the deck and 2 more windows in the living room. The living room and dining room are off the kitchen. There is also a main floor powder room and access to the garage on this floor. The kitchen is spacious with an island that can sit up to 3 and a pantry with built in storage. The cabinets are updated and have wireless motion lighting under them. The back splash is tile with upgraded accents. Appliances are stainless steel with side by side fridge that includes water/ice. Security system including doorbell camera. All lights in the home (except the garage) have been switched to LED. Upstairs features a full bathroom and 3 good-sized bedrooms. The master bedroom has a large walk-in closet and private access to the bathroom. The 2nd bedroom has a walk-in closet as well. The yard is spacious with a large green area and a separate gravel dog run. The dog run fencing is easily removed if needed. The back yard features: large fully fenced yard with side gate; 20x10 pressure treated wood deck on gravel; Cute cement block patio, ground level off of deck; 10x10 double door shed (in great shape, lots of room for storage or bikes/quad, set on gravel); dog run is graveled and separated from main yard; mature choke cherry tree in back yard and miniature lilac trees snug up against the front porch; Stack stone fire pit. Not a

lot needs to be done to this house. Just add your personal touches. Move-in and relax. The home has inspected and appraised.