



**GRASSROOTS**  
REALTY GROUP

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10101 87 Street  
Grande Prairie, Alberta

MLS # A2210757



**\$549,900**

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,755 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Gazebo, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS Small Lot
Utilities:	-

**Inclusions:** Hot tub, Gazebo, Jungle gym

Welcome to this beautifully updated home tucked away in a quiet cul-de-sac, featuring a triple garage and stylish modern finishes throughout. The entire interior has been freshly painted, giving it a clean, move-in-ready feel. The main floor offers a spacious office, a convenient half bath, and a striking floor-to-ceiling fireplace in the living room. The kitchen is both functional and stunning, featuring granite countertops, a glass backsplash, sleek cabinetry with crown moldings, a corner pantry, and a central island that ties it all together. Upstairs, enjoy a cozy family room, laundry conveniently located next to the master bedroom, and a relaxing 3-piece ensuite with a rain shower. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement offers valuable extra living space, featuring an additional bedroom, a full bathroom, and a cozy family room&mdash;ideal for entertaining, unwinding, or accommodating guests. Step outside to the spacious deck and backyard, complete with a hot tub, jungle gym for the kids, and a gazebo that's perfect for family get-togethers or summer evenings with friends. Take advantage of direct access to scenic paved trails leading to Ivy Lake, while being just a minute away from everyday essentials like coffee shops, grocery stores, restaurants, and more&mdash;keeping convenience right at your doorstep. Don't miss your chance to make this stunning home yours!