

10242 85A Street  
Grande Prairie, Alberta

MLS # A2273194



**\$475,000**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Landing                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | 2 Storey                                                         |               |                   |
| <b>Size:</b>     | 1,644 sq.ft.                                                     | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 4                                                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                           |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Pie Shaped Lot |               |                   |

|                    |                                                                                                       |                   |    |
|--------------------|-------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                               | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | 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>   | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows |                   |    |

**Inclusions:** Fridge, Stove, Microwave/Range, Dishwasher, Washer/Dryer, Blinds, Curtain Rods, Garage Fridge, Garage Heater, A/C, Shed, Kids Play Set

FEEL RIGHT AT HOME! Enjoy more than 2,000 SQFT of space and functionality in this beautifully updated 2 storey home in CRYSTAL LANDING! This one sits on a large pie shape lot with NO rear neighbours, has a wonderful backyard space with 2 decks, a patio, a pergola, a play set space, garden area... A shed... Plumbed in for a HOT TUB And SUCH YARD SPACE! Inside this home you'll be excited about the open-concept and stylish kitchen, large dining area, and living room with a cozy corner gas fire place! You'll want to bring all your family and friends here - This kitchen is truly the heart of the home with a huge breakfast island, with quartz counter tops, tile backsplash... stainless steel appliances, a corner walk in pantry..Built in desk area... Unique shiplap ceiling, tile flooring...Extra windows for natural lighting are also some of the notable features in this place. Upstairs you're greeted with 4 BEDROOMS all on the same floor, an office nook/bonus space and large kids bathroom with 2 sinks in an XL vanity. Master features a spacious king size compatible room with en-suite and walk-in closet. Basement is fully developed with a large rec room, WET BAR, and full bathroom. ON DEMAND hot water, A/C, a finished and HEATED GARAGE! Your wish list is checked off here! Book that your and get started on making this house your home.