



GRASSROOTS
REALTY GROUP

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10221 85b Street
Grande Prairie, Alberta

MLS # A2214099



\$469,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Crystal Landing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,764 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | |
|--------------------|---|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Tile, Vinyl Plank |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Brick, Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Kitchen Island, Open Floorplan, Walk-In Closet(s) |

| | |
|-------------------|----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | RS |
| Utilities: | - |

Inclusions: n/a

This exceptional recently updated 2-storey is sure to impress. Spacious entry way gives plenty of room. Corner gas fireplace in living room joining on to dining and kitchen area featuring an island, back splash and corner pantry. Sliding door off dining area leads out to a deck, very well taken care of yard fenced right around with a storage shed that is insulated. Upstairs you will find to the left a nice sized bonus room with lots of windows & to the right are 3 bedrooms & 2 bathrooms. Primary bedroom has big en-suite with soaker tub. Stairs to the basement are right off the garage entry. In the basement you will find another full 3pc bathroom, another bedroom, theater room and nook that is plumbed in for a bar.