



**10242 85A Street
Grande Prairie, Alberta**

MLS # A2273194



\$475,000

Division: Crystal Landing

Type: Residential/House

Style: 2 Storey

Size: 1,644 sq.ft. **Age:** 2010 (16 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.16 Acre

Lot Feat: Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Pie Shaped Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: 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 tour and get started on making this house your home.