



10210 85A Street
Grande Prairie, Alberta

MLS # A2295826



\$474,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,419 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shelving In Garage

Welcome to this fully finished 2-storey home Located in the sought-after Crystal Landing neighbourhood offers the perfect blend of comfort, space, and functionality. From the moment you pull up, the attractive exterior and well-kept front give a great first impression. Inside, you’ll notice a welcoming front entry that leads into an open and practical main floor layout. Hardwood flooring runs throughout, while the kitchen stands out with dark maple cabinetry, a large island for prep and seating, a corner pantry with built-ins, and a spacious dining area that connects directly to the backyard. The living room is warm and inviting, centered around a gas fireplace — a great space for both everyday living and hosting guests. This level also includes a half bathroom and a laundry area for added convenience. Upstairs is designed with families in mind, featuring a generous primary bedroom complete with a walk-in closet and its own 4-piece ensuite. Two additional bedrooms and another full bathroom complete the upper level. The basement is fully developed and adds even more usable space, including a second family room, a tucked-away office area, a fourth bedroom, and a 3-piece bathroom. The backyard faces west, giving you plenty of evening sun, and is set up nicely with a multi-level deck, privacy features, and garden beds for those who enjoy outdoor living. Other highlights include a longer driveway, RV parking space, and a heated and finished garage — a big bonus during the winter months. A solid, move-in ready home in a great location — definitely worth seeing in person.