



GRASSROOTS
REALTY GROUP

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10146 85A Street
Grande Prairie, Alberta

MLS # A2324474



\$479,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,556 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Wood Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, 3 planter boxes on patio, 2 tv mounts, garage heater, AC, all blinds & window coverings, Telus security with ring camera and garage camera

Immaculate 4-bedroom, 3-bathroom home with a heated garage and developed basement! The spacious main floor features welcoming front entry, 1/2 bath, beautiful hardwood flooring and an open-concept layout centered around a stunning kitchen with rich chocolate-stained cabinetry, a large center island, stainless steel appliances, tile backsplash, and a convenient corner pantry. The dining area opens onto a large west-facing deck, while the inviting living room is anchored by a cozy tiled gas fireplace and side framing windows. Upstairs, the generous primary suite offers a walk-in closet with built in cabinets and a private ensuite complete with tile flooring, double vanity and tub. Two additional oversized bedrooms with built-in shelving niche, a full bathroom, and conveniently located large laundry room with shelving, cabinet & countertop complete this upper level. The finished basement provides even more living space with a spacious rec room, a fourth bedroom, and plenty of storage. Outside, you'll appreciate the beautifully landscaped and fully fenced West facing backyard, with a very healthy apple tree; perfect for relaxing or entertaining. The insulated and heated garage adds year-round comfort and convenience. This home has been exceptionally well maintained and shows immaculate—move-in ready and waiting for its next owners! Close to great walking trails, convenient amenities and great schools!