



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10234 85A Street
Grande Prairie, Alberta

MLS # A2325823



\$465,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,484 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Irregular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Pantry		
Inclusions:	Garage Heater		

FRESHLY PAINTED backing onto a beautiful playground and park with no direct rear neighbours. This 2 storey home offers 3 bedrooms and 3 bathrooms. A bright and spacious entry way leads to an open floor pan with lots of large windows and natural light throughout. The large kitchen features espresso kitchen cabinets, an island, stainless steel appliances and large walk-in pantry. A large dining area leads to patio doors to a nice deck and massive yard. The family room has a cozy gas fireplace for the frosty winter nights. At the top of the stairs you will find your conveniently located laundry, a 4 piece bathroom, 2 other bedrooms that are a great size and offer built in shelving. The Master bedroom is over sized with walk-in closet and private ensuite. The basement is open for future development. The french doors off of the dining room lead to your backyard oasis and is fully fenced and landscaped yard with deck, fire pit area, raised garden beds and trees. If that is not enough room for the kids to play the yard backs onto park with gated access. This home has just been professionally painted top to bottom and features a double heated attached garage.