



GRASSROOTS
REALTY GROUP

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10261 85 Street
Grande Prairie, Alberta

MLS # A2328292



\$489,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Cleared, Few Trees, Front Yard, Low Maintenance Landscape, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	Negotiable		

This Crystal Landing two-storey with a double attached garage offers plenty of space inside and added privacy outside. The front entry features high ceilings and opens to the second floor, giving the home an impressive sense of space from the moment you walk in. Garage access and a half bath are located just beyond the entry. The open-concept main living area brings together a kitchen with an island and pantry, a dining area with sliding doors to the large back deck, and a living room centred around a cozy gas fireplace. The backyard has no rear neighbours and no home directly beside the property on one side, creating added privacy. Upstairs, double closet doors open to a cozy laundry room. The large primary bedroom features two large picture windows, a walk-in closet, and an ensuite. Two additional bedrooms with built-in bookcases and another full bathroom complete the upper level. The basement adds even more living space with a family room, a fourth bedroom, storage, and rough-in for another bathroom. With spacious rooms, two separate living areas, and a layout that makes good use of all three levels, this home offers plenty of room to settle in and make it your own.