

**10262 85A Street**  
**Grande Prairie, Alberta**

**MLS # A2152371**



**\$299,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, No		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Pantry		

**Inclusions:** N/A

First time home owner or investment property now available. This well kept townhouse in Crystal landing is sure to impress with its newer upgrades and modern feel. Property features single car garage + no rear neighbours and has been renovated with newer vinyl plank flooring, newer carpets upstairs, newer appliances, and many other upgrades making this home feel almost brand new. Main level offers open concept kitchen that offers plenty of countertop space, pantry and lots of cabinets. Additionally you'll find dining area and fair sized living room with lots of windows allowing in plenty of natural light. Upstairs features good sized master bedroom, 2 bedrooms and full bath. Basement has laundry room and potential for additional development. Front and back yard have been landscaped for owners enjoyment with deck and entrance patio. This home is comparable to a brand new build with all the new additions and upgrades.