

10225 85B Street
Grande Prairie, Alberta

MLS # A2184081



\$369,900

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| Division: | Crystal Landing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,460 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | City Lot, Front Yard, Lawn, Landscaped, Rectangular Lot | | |

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

Inclusions: Shed, Garage Heater

This terrific two-story home offers incredible value, featuring a fully developed basement, three bedrooms, four bathrooms, two living rooms, and a heated double garage. Located in a friendly neighborhood just down the street from a park, this home boasts a double concrete driveway leading to the garage and a spacious tiled entrance with a coat closet. The main floor includes a half bathroom and laundry room conveniently situated near the garage entrance, along with a U-shaped kitchen equipped with dark espresso cabinets, a tiled backsplash, corner pantry, and stainless steel appliances. Recently repainted, the main level is finished with durable tile and real hardwood flooring, complemented by a bright dining area with patio doors to the backyard and extra windows for natural light. The living room features a gorgeous gas fireplace with a tile surround and mantle. Upstairs, you'll find three large bedrooms and two full bathrooms, including a massive primary suite with its own ensuite and a walk-in closet. The finished basement adds even more space with a huge rec room, a half bathroom, and two storage areas. Recent updates include shingles replaced four years ago, a high-efficiency furnace, and a hot water tank. The fully fenced backyard is beautifully landscaped with a deck, gravel walkway, and a firepit area, making it perfect for outdoor enjoyment. This turn-key home is ready for you to move in and is priced to sell—schedule your viewing today!