

10210 85A Street  
Grande Prairie, Alberta

MLS # A2295826



\$474,900

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Crystal Landing        |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,419 sq.ft.           | Age:   | 2012 (14 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.11 Acre              |        |                   |
| Lot Feat: | Back Yard, City Lot    |        |                   |

|             |                                                         |
|-------------|---------------------------------------------------------|
| Heating:    | Forced Air, Natural Gas                                 |
| Floors:     | Carpet, Hardwood, Tile, Vinyl                           |
| Roof:       | Asphalt Shingle                                         |
| Basement:   | Full                                                    |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                         |
| Foundation: | Poured Concrete                                         |
| Features:   | Kitchen Island, No Smoking Home, Open Floorplan, Pantry |

|            |    |
|------------|----|
| Water:     | -  |
| Sewer:     | -  |
| Condo Fee: | -  |
| LLD:       | -  |
| Zoning:    | RS |
| Utilities: | -  |

Inclusions: Shelving In Garage

Welcome to this fully finished 2-storey home Located in the sought-after Crystal Landing neighbourhood offers the perfect blend of comfort, space, and functionality. From the moment you pull up, the attractive exterior and well-kept front give a great first impression. Inside, you'll notice a welcoming front entry that leads into an open and practical main floor layout. Hardwood flooring runs throughout, while the kitchen stands out with dark maple cabinetry, a large island for prep and seating, a corner pantry with built-ins, and a spacious dining area that connects directly to the backyard. The living room is warm and inviting, centered around a gas fireplace — a great space for both everyday living and hosting guests. This level also includes a half bathroom and a laundry area for added convenience. Upstairs is designed with families in mind, featuring a generous primary bedroom complete with a walk-in closet and its own 4-piece ensuite. Two additional bedrooms and another full bathroom complete the upper level. The basement is fully developed and adds even more usable space, including a second family room, a tucked-away office area, a fourth bedroom, and a 3-piece bathroom. The backyard faces west, giving you plenty of evening sun, and is set up nicely with a multi-level deck, privacy features, and garden beds for those who enjoy outdoor living. Other highlights include a longer driveway, RV parking space, and a heated and finished garage — a big bonus during the winter months. A solid, move-in ready home in a great location — definitely worth seeing in person.