

10231 85A Street
Grande Prairie, Alberta

MLS # A2344946



\$375,000

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: N/A

Located on a quiet street, this well-kept 1,344 sq. ft. home offers a functional layout, a great backyard, and plenty of space for the whole family. The upper level features 3 bedrooms, including a primary bedroom with its own 3-piece ensuite, along with comfortable living and dining spaces. On the main level, you'll find a bright family room leading into the large kitchen, with a half bathroom rounding out the floor. The basement offers another full bathroom and two other large rooms that could easily be converted into 2 large bedrooms, or one large family room and one more bedroom. With 3 full bathrooms plus a half bath, there's no shortage of convenience throughout the home. Outside, the fully fenced, good-sized yard is beautifully landscaped and features a large two-tier deck, perfect for enjoying the warmer months. A storage shed provides additional space for tools and outdoor equipment. Built in 2009 and situated in a peaceful location, this home offers a great combination of indoor space, outdoor living, and everyday functionality.