



10225 85B Street  
Grande Prairie, Alberta

MLS # A2204443



**\$374,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,449 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** AsSIS WHERE IS

This lovely two-story home offers great features and value. It has 3 bedrooms, and 4 bathrooms and a heated double garage (24'x20'). On the main floor, there's a 1/2 bathroom and a laundry room which is next to the garage entrance. The U-shaped kitchen is equipped with dark cabinets, a tiled backsplash, a corner pantry, and stainless steel appliances. The main level has been recently repainted and features durable tile and hardwood flooring. The bright dining area has patio doors that lead to the backyard, and the living room includes a gas fireplace. Upstairs, you'll find 3 roomy bedrooms and 2 full bathrooms, including a large primary suite with its own bathroom and walk-in closet. The basement is 95% finished offering additional living space with a big family room, a 1/2 bathroom, and storage areas. Recent updates include new shingles (2021) a high-efficiency furnace, and hot water tank. The backyard is fully fenced and landscaped, complete with a deck, gravel pathway, and a firepit area. Located in a friendly neighbourhood, near a park, and within a 10-15 min walk to two elementary schools. This move-in-ready home is priced to sell! Book your viewing today!