

**10225 85B Street
Grande Prairie, Alberta**
MLS # A2184081

\$369,900

Division:	Crystal Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2009 (15 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		

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!