



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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10242 85A Street  
Grande Prairie, Alberta

MLS # A2273194



**\$475,000**

**Division:** Crystal Landing

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,644 sq.ft. **Age:** 2010 (16 yrs old)

**Beds:** 4 **Baths:** 3 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.16 Acre

**Lot Feat:** Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Pie Shaped Lot

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows

**Inclusions:** Fridge, Stove, Microwave/Range, Dishwasher, Washer/Dryer, Blinds, Curtain Rods, Garage Fridge, Garage Heater, A/C, Shed, Kids Play Set

FEEL RIGHT AT HOME! Enjoy more than 2,000 SQFT of space and functionality in this beautifully updated 2 storey home in CRYSTAL LANDING! This one sits on a large pie shape lot with NO rear neighbours, has a wonderful backyard space with 2 decks, a patio, a pergola, a play set space, garden area... A shed... Plumbed in for a HOT TUB And SUCH YARD SPACE! Inside this home you'll be excited about the open-concept and stylish kitchen, large dining area, and living room with a cozy corner gas fire place! You'll want to bring all your family and friends here - This kitchen is truly the heart of the home with a huge breakfast island, with quartz counter tops, tile backsplash... stainless steel appliances, a corner walk in pantry..Built in desk area... Unique shiplap ceiling, tile flooring...Extra windows for natural lighting are also some of the notable features in this place. Upstairs you're greeted with 4 BEDROOMS all on the same floor, an office nook/bonus space and large kids bathroom with 2 sinks in an XL vanity. Master features a spacious king size compatible room with en-suite and walk-in closet. Basement is fully developed with a large rec room, WET BAR, and full bathroom. ON DEMAND hot water, A/C, a finished and HEATED GARAGE! Your wish list is checked off here! Book that tour and get started on making this house your home.