



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

10225 85B Street
Grande Prairie, Alberta

MLS # A2204443



\$374,900

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

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