



DON'T GAMBLE WITH YOUR HOME.
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10262 85A Street
 Grande Prairie, Alberta

MLS # A2152371



\$299,900

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,086 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, No		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry		

Inclusions: N/A

First time home owner or investment property now available. This well kept townhouse in Crystal landing is sure to impress with its newer upgrades and modern feel. Property features single car garage + no rear neighbours and has been renovated with newer vinyl plank flooring, newer carpets upstairs, newer appliances, and many other upgrades making this home feel almost brand new. Main level offers open concept kitchen that offers plenty of countertop space, pantry and lots of cabinets. Additionally you'll find dining area and fair sized living room with lots of windows allowing in plenty of natural light. Upstairs features good sized master bedroom, 2 bedrooms and full bath. Basement has laundry room and potential for additional development. Front and back yard have been landscaped for owners enjoyment with deck and entrance patio. This home is comparable to a brand new build with all the new additions and upgrades.