

**10102 87 Street  
Grande Prairie, Alberta**

**MLS # A2247716**



**\$529,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Landing                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,559 sq.ft.                                                             | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Priv |               |                   |

|                    |                        |                   |    |
|--------------------|------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding    | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks            |                   |    |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings

Gorgeous 2-storey home with triple heated garage, central A/C, fresh paint, newer hot water tank, and a south-facing backyard with no rear neighbours! This immaculate property offers 3 bedrooms, 2.5 bathrooms, and a bonus room—all just steps from walking paths, green space, and close to all amenities. Parking is a true highlight here: room for a travel trailer plus 4 vehicles in the oversized driveway, in addition to garage parking. Not your typical cul-de-sac parking—this home is designed for convenience and functionality. The owners have been meticulous with maintenance throughout. The main level welcomes you with tile and rich hardwood flooring, an open-concept layout, and elegant finishes. The kitchen is a chef's dream, featuring granite countertops, a crisp new backsplash, stainless steel appliances, large island, corner pantry, and beautiful coffered ceilings. The dining space flows effortlessly to the living room, where you'll find a striking stone fireplace with a custom wood mantel and plenty of natural light. Recessed lighting throughout the home adds a bright, modern touch. Patio doors lead you outside to your private, fully fenced backyard complete with a deck, shed, large side yard, and access from the 3rd garage bay main door—ideal for a future dog run or additional storage. A convenient half bath completes the main floor. Upstairs offers a thoughtful layout with 3 comfortable bedrooms and a bonus room that works perfectly as a home office, study nook, or cozy media space. The primary suite is a true retreat, boasting a generous bedroom, walk-in closet, and a luxurious ensuite with stand-up shower. The upper level also includes a laundry room for maximum convenience, along with 2 additional bedrooms that are roomy and bright. The basement is open and ready for your vision—whether you want to

create additional bedrooms, a home gym, a family rec room, or a 4th bathroom, the options are endless. This home has been lovingly maintained and truly stands out with its combination of style, function, and pride of ownership. With updates like fresh paint and a newer hot water tank already taken care of, it's ready for you to move in and enjoy. Don't miss this opportunity—homes like this don't come up often. Call your favorite agent today to book your private showing!