

10229 87 Street  
Grande Prairie, Alberta

MLS # A2306639



**\$579,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,821 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Gazebo, Lan		

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

**Features:** Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge, stove, dishwasher, OTR microwave, washer, dryer, window coverings, hot tub, gazebo, shelving in garage, metal tool chest, fridge in garage.

Immaculately kept and Fully Developed. This Air Conditioned 2 storey is 1821 square feet with 5 beds and 3.5 baths. Hardwood and tile on the main floor with a gas fireplace. Kitchen has stainless appliances and a pantry. Upstairs has a master bedroom with walk in closet and ensuite, 3 other bedrooms and a 3 piece bathroom. Basement has a family room with a bar, bedroom and bathroom. Garage is finished with corrugated vinyl and heated. Plenty of shelving and storage. Yard is fully landscaped and fenced with a large deck, hot tub, firepit area, and irrigation system.. Backs onto a park and located on a low traffic side street.