

\$374,900 - 10225 85b Street, Grande Prairie

MLS® #A2204443

\$374,900

3 Bedroom, 4.00 Bathroom, 1,449 sqft
Residential on 0.11 Acres

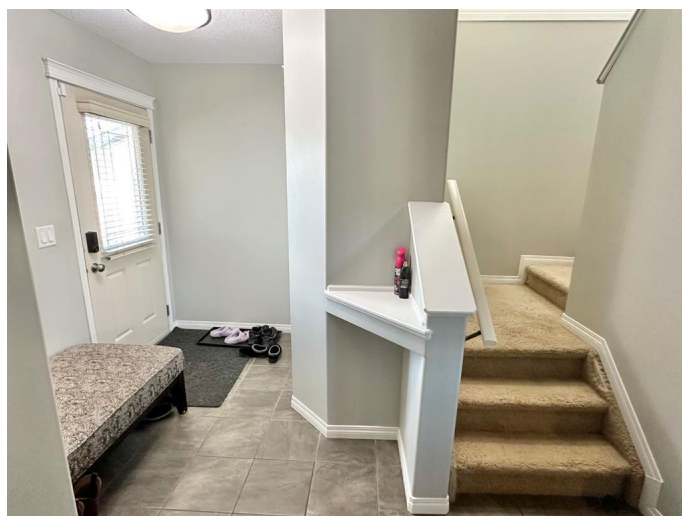
Crystal Landing, Grande Prairie, Alberta

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!

Built in 2007

Essential Information

MLS® # A2204443



| | |
|----------------|-------------|
| Price | \$374,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,449 |
| Acres | 0.11 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 10225 85b Street |
| Subdivision | Crystal Landing |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X0B5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan |
| Appliances | See Remarks |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Private Yard, Fire Pit |
|-------------------|------------------------|

| | |
|-----------------|-----------------|
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 35 |
| Zoning | RS |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¸ MLS® System. Pillar 9â„¸ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.