

# \$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
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	28
Zoning	RS

### **Listing Details**

Listing Office	Real Broker
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