

**10106 87 Street  
Grande Prairie, Alberta**

**MLS # A2188362**



**\$569,800**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Dog Run Fenced In, Landscap		

<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>	Wood Frame	<b>Zoning:</b>	Low Density Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Nestled in a quiet cul-de-sac, this beautifully updated home features a one-of-a-kind backyard on a spacious pie-shaped lot with a south-facing exposure for all-day sun. Recently refreshed with brand-new carpets and an added sunroom, this home exudes modern charm and comfort. The main floor boasts a chef's kitchen with granite countertops, stainless steel appliances, a corner pantry, cabinets with crown moldings, a large island, and ample storage space. The inviting living room is highlighted by a gas fireplace with a striking brick feature wall that reaches the ceiling. A generous dining area provides access to the back deck, perfect for outdoor entertaining. The main floor is completed with a convenient laundry room and a half bath. The first flight of stairs welcomes you to a bonus family room for you to relax and unwind, offering a versatile space for movie nights, game days, or just hanging out with family and friends. Heading to the last upper level, you'll find the master bedroom which with a walk-in closet, an ensuite featuring dual sinks, a jetted tub, and a tiled shower. With 2 other bedrooms along a full bathroom upstairs, this is the perfect family home. The three-seasoned sunroom leads you to a truly exceptional &ndash; a fully fenced, landscaped backyard. Enjoy direct access to paved trails that lead directly to Ivy Lake and for added convenience, you'll be just 1 minute from local amenities, including coffee shops, grocery store, restaurants and so much more, ensuring you're never far from everything you need. This truly has it all, making this an ideal opportunity to own this stunning home in a great neighborhood.