



**GRASSROOTS**  
REALTY GROUP

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**10310 82 Avenue S**  
**Grande Prairie, Alberta**

**MLS # A2229216**



**\$399,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Freezer Firepit, Playhouse, Central air conditioner, Garage door openers and controls

Welcome to this wonderful fully developed air conditioned home located on a quiet street in one of Grande Prairies most desirable neighborhoods. Surrounded by walking trails and just minutes from schools and shopping, this home offers the perfect blend of comfort and convenience. Step inside to a warm and inviting sunken living room, perfect for relaxing and entertaining just a few steps up you'll find a formal dining area, oak kitchen with breakfast nook with plenty of windows to view the huge back yard . This main level also features three bedrooms, including a master suite with its own 3pc ensuite and walk-in closet as well as a large 4pc bathroom. The fully finished basement adds even more living space, including a fourth bedroom, bonus room another 3pc bathroom, and large family room with a wood burning fireplace and laundry room with entrance to large storage area and the attached garage. Enjoy the fully fenced private backyard with mature trees including fruit trees. The double attached finished heated garage provides plenty of room for parking and storage. Recent renos included new roof and vinyl windows 5 years ago, high efficacy furnace and hot water heater 2 years ago and new carpet flooring in basement and new vinyl flooring in all main floor bedrooms has just been completed.