



**7809 Michaelis Boulevard
Grande Prairie, Alberta**

MLS # A2250635



\$405,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	984 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Vaulted Ceiling(s)		

Inclusions: Refrigerator, stove, range hood, dishwasher, washer, dryer, window coverings

Spacious and updated bi-level in the heart of Mission Heights close to schools, the Eastlink Centre, groceries, coffee shops, and more! This 5 bedroom, 2 full bathroom home offers a great layout and thoughtful upgrades throughout. Upstairs features vaulted ceilings and newer flooring, with a bright open living space that flows into the updated kitchen and dining area. The kitchen is a standout with stainless steel appliances, perfect for those who love to cook. From the dining area, step out onto the large back deck overlooking your fenced and landscaped yard, complete with a beautiful towering tree for shade and privacy. Upstairs, you'll find two bedrooms and a full 4-piece bathroom, while the lower level offers three more bedrooms, a 3-piece bathroom, and a laundry room. With central air to keep things cool on hot summer days and evenings, plus a triple-wide driveway and a double attached garage, this home checks all the boxes for both comfort and practicality. Other recent updates include all new PEX plumbing (no Poly-B!), new tub surround, new toilet, new stove, and upgraded fireproofing in the garage. Reach out to your realtor to book a private showing.