



GRASSROOTS
REALTY GROUP

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10302 82 Avenue
Grande Prairie, Alberta

MLS # A2252562



\$584,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,996 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Environmental Reserve, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	na
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Experience luxurious family living in this beautifully renovated 4-level split home, ideally situated backing onto the Mission Heights Greenbelt. The bright, open-concept interior features massive south-facing windows that flood the space with natural light. The stunning kitchen showcases white cabinetry, a dark island with storage and seating, a coffee bar, stainless steel appliances, ample counter space, generous storage, and an apron sink with picturesque views. The kitchen opens directly to a deck, newly replaced in 2021, for seamless indoor-outdoor living. Upstairs, enjoy a 4pc bathroom with a stylish tile accent wall, brand new carpet throughout, and a spacious master bedroom with a walk-in closet and private 3pc ensuite. Two additional bedrooms offer ample space for family needs. The third level includes a 2pc bathroom, a fourth bedroom, and a cozy family room with a wood-burning fireplace. Direct access to the 24x24' heated garage provides ample storage and workspace. The ground-level walkout leads to a beautiful yard with mature trees, a shed for extra storage, and RV parking. The basement features a laundry room, a fifth bedroom and a versatile bonus space, and an exceptionally large crawl space for additional storage. New shingles (2021). Located in the friendly Mission Heights neighborhood, this home is close to multiple schools and the Eastlink Centre, making it perfect for families. Don't miss out on this remarkable property—schedule your private tour today!