



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10617 81 Avenue
Grande Prairie, Alberta

MLS # A2253510



\$475,000

| | | | |
|-----------|------------------------|--------|-------------------|
| Division: | Mission Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,167 sq.ft. | Age: | 1996 (29 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|-------------|---|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s) | | |

Inclusions: Blinds, Floating Shelves, Garage Heater, Sump Pump, Shed

Welcome to this fully developed bungalow in the family friendly community of Mission Heights, a neighbourhood beloved for its quiet streets, abundant green spaces, and close proximity to excellent educational options including St. Joseph Catholic High School, Charles Spencer High School, Derek Taylor Public School, and École Montrose French Immersion. All just minutes away, making morning drop offs and after school activities a breeze for busy families. This beautifully maintained and extensively renovated home exudes warmth and modern charm, offering 3 spacious bedrooms and 2 stylishly updated bathrooms on the main floor, where soaring ceilings and large windows flood the living room with natural light. The open concept kitchen is a showpiece, featuring sleek white cabinetry with striking custom live edge shelving, a clean subway backsplash, a large island perfect for gathering, and seamless access to the covered back deck with an additional concrete pad below, creating the ideal indoor/outdoor entertaining space. The fully finished basement doubles your living potential with 2 more bedrooms, a full bathroom, laundry room, and a sprawling family area(perfect for movie nights, game days, or a teenager's retreat). Outside, the private, fully fenced backyard is designed for family fun and gardening alike. Major mechanical upgrades provide peace of mind, including shingles with lots of life left, one year old furnace, 2 oversized 50 gallon hot water tanks with a recirculating system for instant hot water throughout, and upgraded plumbing free of Poly-B, fully redone with copper and PEX for optimal water flow to all 3 bathrooms. Every bathroom has been tastefully renovated with new fixtures, and the heated attached garage ensures your vehicles stay warm during those chilly Alberta winters. With immediate possession available, this turn key

home blends style, comfort, and functionality in one perfect package. Don't miss the chance to make it yours this Fall!