



GRASSROOTS
REALTY GROUP

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10659 81 Avenue
Grande Prairie, Alberta

MLS # A2265322



\$569,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,673 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking, RV Ga		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wood Counters		
Inclusions:	N/A		

EXCELLENT FAMILY HOME IN A HIGHLY DESIRABLE NEIGHBOURHOOD! This stunning and extensively upgraded home offers exceptional quality, comfort, and style throughout. Featuring hardwood and tile flooring, a bright open-concept main floor with large windows, and a cozy natural gas fireplace, this home is ideal for families and entertainers alike. The spacious kitchen includes a large island, tile backsplash, updated stainless steel appliances, and ample cabinetry. Patio doors off the dining area lead to a 10' x 14' covered deck and concrete patio, overlooking the beautifully landscaped yard complete with a fire pit and stained fencing. The primary bedroom features a walk-in closet and 4-piece ensuite, while the second bedroom, full bathroom, and main floor laundry complete the upper level. The fully developed basement provides incredible versatility, featuring a second kitchen with large island, family room with gas fireplace, theatre room, wet bar, three additional bedrooms, and a 3-piece bathroom. The basement also includes dual-zone in-floor heating, and access to a cold storage room from the garage. Additional highlights: • Superior wood fireplace with heat-circulating fan ducted through home • Built-in speakers & surround sound throughout (including garage) • Insulated, heated garage with floor drain and radiant heat • 10' x 16' powered storage shed • Triple concrete driveway (27' x 39') • Concrete RV parking pad (12' x 85') • Furnace and ducts recently serviced • Roof replaced 4 years ago • Hot water tank (6 years old) • Fresh interior paint and updated fence stain This executive-style family home has been meticulously maintained and thoughtfully upgraded offering space, comfort, and quality in one of Grande

Prairies best subdivisions!