



GRASSROOTS
REALTY GROUP

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10610 83 Avenue
Grande Prairie, Alberta

MLS # A2272219



\$409,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,090 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s)		

Inclusions: N/A

Say hello to this beautifully renovated 4-level split in the highly sought-after Mission Heights! With a recently replaced roof, this home starts strong before you even step through the door. Inside, an open-concept floor plan welcomes you, with triple-pane windows that flood the space with natural light. Newer vinyl plank flooring flows seamlessly into a bright, modern kitchen, featuring crisp white cabinetry, a striking black backsplash, stainless steel appliances, a dual-sided farmhouse sink with a cup washer, and a peninsula with seating that's just perfect for gatherings. Upstairs, the primary bedroom boasts a walk-in closet and an ensuite with a stand-up shower. Two additional bedrooms and a full bathroom with a tub/shower combo complete this level. Downstairs, enjoy a spacious family room filled with natural light and a cozy theatre room equipped with a projector. This level also hosts a fourth bedroom, a full bathroom with a stand-up shower, and a well-organized laundry room with a folding station and extra storage room. Step outside to a backyard made for entertaining: a large deck, mature fruit-bearing landscaping, and a shed for all your seasonal tools. The attached garage comfortably fits two vehicles, plus there's an RV parking pad for extra convenience. Location is everything, and this home delivers! Close walking distance to elementary and high schools, walking trails, coffee shops, shopping, dining, and the Eastlink Centre. Opportunities like this don't come around often so book your tour today and see why this Mission Heights beauty checks all the boxes!