



**10219 Michaelis Boulevard  
Grande Prairie, Alberta**

**MLS # A2166131**



**\$449,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Built in microwave (turn table doesn't work), GDO & 2 controls

This stunning modified bi-level is a rare gem, perfectly situated in the highly sought-after Mission Heights area. Backing onto pristine greenspace and nestled right beside Bear Creek trail system. This spacious property boasts 5 bedrooms, 3 full baths, and impressive features like RV parking and a triple-car driveway, making it ideal for families and those who love to entertain. The bright and welcoming main level includes a spacious living room, a cozy dining area, and a kitchen that's perfect for gatherings which features an island with an eat-up bar, a large pantry, and ample counter space. This floor also includes 2 generously sized bedrooms and a full bath, offering plenty of space for family or guests. The large primary bedroom has a walk in closet and relaxing 4pc ensuite complete with a jetted tub. Fully developed and designed for comfort, the basement offers 2 more large bedrooms, a huge rec room complete with a gas fireplace, a laundry room, a 3rd full bathroom, and ample storage space. Plus, enjoy the added luxury of in-floor heating for those colder months. Recent home improvements include: shingles (2023), hot water tank (2018), attic insulation topped up (2021) and the driveway raised (2020). Step out onto your deck and enjoy the tranquility of the vast backyard, framed by towering poplar trees and the lush greenspace. Fully fenced and landscaped with plenty of room for children or pets to play. Mission Height is a wonder family friendly neighborhood - close to schools, Eastlink Center, shopping amenities, restaurants and more. Whether you're relaxing in the peaceful backyard or taking advantage of the nearby amenities, this home in Mission Heights is an absolute standout. Don't miss the opportunity to make it yours!