

10659 81 Avenue  
Grande Prairie, Alberta

MLS # A2265322



## \$569,900

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	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!