

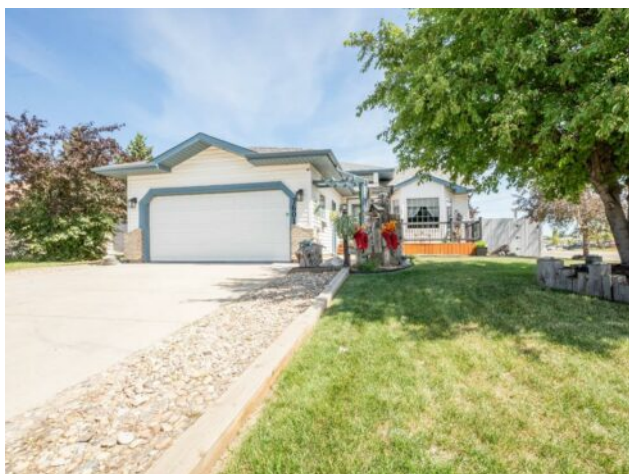


GRASSROOTS
REALTY GROUP

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7601 Michaelis Boulevard
Grande Prairie, Alberta

MLS # A2236201



\$474,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,276 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Existing Blinds, Curtains, Shed

It's hard to put a price on an incredibly well maintained home. Being built on a wider corner lot in the heart of Mission Heights, one of Grande Prairie's most desirable neighborhoods. This home has been lovingly maintained and upgraded from top to bottom, with standout renovations in the kitchen and bathrooms, and is walking distance to two elementary schools, two high schools, and one of the largest rec centres in Northern Alberta. Step inside to a bright and airy open-concept layout featuring vaulted ceilings, newer laminate flooring throughout, and a neutral color palette that feels both modern and welcoming. The living room is flooded with natural light from the large bay window and features a charming feature wall that adds texture and warmth to the space. The stylish kitchen is a showstopper, complete with updated cabinetry, gas stove, newer windows in the kitchen and dining area, stainless steel appliances, designer tile backsplash, and ample storage, all tied together with endless countertop space offering bar seating. The adjacent dining nook is surrounded by wraparound windows and offers the perfect sunlit space for family meals. The main floor offers three bedrooms including a generously sized primary suite with dual closets and a beautifully renovated 3 piece ensuite featuring a tiled walk-in shower and custom vanity. The secondary bedrooms are versatile for kids, guests, or a home office, while the main bathroom is a design forward blend of style and function with a deep soaker tub, textured tile, and custom built-ins. Downstairs, the fully finished basement expands your living space with a large rec room, a fourth bedroom, another full bathroom, and a laundry area that doubles as a dream utility zone, complete with built-in folding counter, storage drawers, hanging space, and cabinets. There is also still an entire fourth level to the home

that you can develop into another bedroom, rec room, gym, office or that dream theatre room(options are endless). Outside, the property truly shines with a wider lot that allows for more parking on the driveway and additional space for gardening and storage in the backyard. The oversized double car garage is insulated and boarded, perfect for vehicles and workspace alike. The backyard is a private retreat featuring a massive two tier deck, built in sandbox, and beautifully landscaped yard with mature trees, privacy walls, decorative fencing, and custom outdoor living zones that feel like your own personal park. It's the ultimate space for entertaining, relaxing, or letting kids and pets roam freely. Additional features include newer shingles (2022), upgraded light fixtures, stylish hardware, thoughtful finishes, and unique decorative details that elevate every room. With its unbeatable location, high end updates, spacious layout, and incredible yard, this home checks every box for families, professionals, or anyone looking for a truly move-in-ready home with heart and character.