



10205 76 Avenue
Grande Prairie, Alberta

MLS # A2304099



\$779,900

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|------------------|---|---------------|-------------------|
| Division: | Mission Heights | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,880 sq.ft. | Age: | 1984 (42 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Irregular Lot, Landscaped, Lawn, Level, Many Trees, Pie Shaped Lot, Private | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows | | |

Inclusions: Window Coverings, Existing Blinds, Shed

Welcome to one of Grande Prairie's most established and prestigious neighborhoods, with this truly one of a kind, custom built two storey character home. It offers over 3,900 sqft of thoughtfully developed living space, a unique and functional floorplan. There has been extensive updates throughout the years including recent improvements to the kitchen, bathrooms, basement, and landscaping. From the moment you step into the grand foyer, you're greeted with a sense of warmth and timeless design that flows into a gracious living room and formal dining area. While the heart of the home features a beautifully updated kitchen complete with custom cabinetry, quartz countertops, a large island, premium appliances including a standout Wolf Stove. A bright breakfast nook overlooking the inviting family room with a cozy fireplace, complemented by a second main floor living space with a wood-burning fireplace, and convenient main floor laundry with direct garage access. A standout feature to the home among many is the window-filled bonus/studio room with its own entrance, perfect for a home-based business, creative studio, or play space, seamlessly connected by a double-sided fireplace that enhances both spaces. Upstairs offers four generous bedrooms including a spacious primary retreat with private deck access and a spa-inspired ensuite with heated floors, tiled shower and soaker tub. The upper level main bathroom has been recently updated and features the added comfort of in-floor heating. While the fully developed basement adds even more versatility with a library-style family room, a fifth bedroom, additional bathroom, another games or media area, and ample storage. The home showcases a blend of tile, hardwood, and carpet throughout along with updated mechanical including a newer furnace and hot water tank. It's situated on a

beautifully landscaped, private park-like lot ranging up to an impressive 10,000+ sq ft with mature spruce and cherry trees, this property offers rare space and serenity within city limits. All while backing onto or steps from scenic walking trails and located close to schools, the Eastlink Centre, South Bear Creek Ball Park, dog park, and driving range, making this an exceptional opportunity to own a distinctive, spacious, and well cared for home in a highly sought after location.