



**10640 Michaelis Boulevard
Grande Prairie, Alberta**

MLS # A2306848



\$419,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,305 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this fully developed home in the very convenient neighborhood of Mission Heights, ideally located just steps from two schools, Bear Creek walking trails, and all nearby amenities. Offering 5 bedrooms and 3 bathrooms, this property provides plenty of space for a growing family. The main living areas are bright and functional, with the basement living room ready for your finishing touch where the subfloor is already in place so you can choose the flooring that suits your style. The kitchen and dining areas flow nicely for everyday living and entertaining. The primary bedroom features a beautifully tiled shower in the ensuite. Downstairs you will find two additional bedrooms and a large, dedicated laundry room that could easily also be used as a home office or even an additional guest bedroom if desired. Outside, enjoy a fully fenced yard backing onto a large easement that connects to another one right behind the home, making for a large amount of greenspace off your back deck. It also offers convenience of a double car garage. Some newer windows have already been updated, making this home a great opportunity to add your own finishing touches in an excellent location.