



**10315 Michaelis Boulevard
Grande Prairie, Alberta**

MLS # A2322263



\$409,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Mission Heights | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,062 sq.ft. | Age: | 1991 (35 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | See Remarks | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Fridge & Stove in basement

Located in the sought-after Mission Heights neighborhood, this well-maintained home sits on a spacious corner lot directly across from St. Kateri Catholic School. Offering a total of 4 bedrooms and 2 bathrooms, this property provides plenty of space for growing families. The bright and open main floor features vaulted ceilings, creating an airy and inviting atmosphere throughout the living and dining areas. Upstairs you'll find 3 bedrooms and a full bathroom complete with a relaxing jacuzzi tub. The entire home has been freshly painted, giving it a clean and updated feel. The fully developed basement offers a cozy family room with a fireplace, an additional bedroom and bathroom, plus an in-law suite setup for added flexibility. Laundry is conveniently located in the basement, and there is direct access from the basement to the attached garage. Recent updates include a hot water tank that is only 2 years old and shingles replaced approximately 5 years ago. Outside, enjoy the mature, fully fenced yard featuring a deck, storage shed, and plenty of space for children, pets, and outdoor entertaining. This is a fantastic opportunity to own a move-in-ready home in a family-friendly location close to schools, parks, and amenities.