



**GRASSROOTS**  
REALTY GROUP

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10659 81 Avenue  
Grande Prairie, Alberta

MLS # A2338149



**\$599,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <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 (29 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre              |               |                   |
| <b>Lot Feat:</b> | See Remarks            |               |                   |

|                    |                                |                   |    |
|--------------------|--------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Siding                    | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                    |                   |    |

**Inclusions:** Fridge x 2, Stove x2, Dishwasher x2, Washer x2, Dryer x2, window Covers, GDO and remotes, Shed, Firepit

EXTENSIVELY RENOVATED HOME IN PRIME NEIGHBOURHOOD, WITH A SUITE. This exceptional, large and rare bungalow has been comprehensively upgraded and modernized—a home that's been thoughtfully reimagined to deliver contemporary comfort and luxury throughout. Every upgrade was made with intention, every system installed for longevity. Start with the foundation of any great home: the mechanicals. Over \$20,000 was invested in a complete professional poly B-to-PEX plumbing conversion by licensed specialists, ensuring reliable performance for decades to come. A brand new hot water tank has just been installed. Dual-zone in-floor radiant heating throughout the basement delivers both comfort and efficiency. These are the upgrades you don't see but absolutely feel—systems that promise peace of mind for years ahead. The main floor showcases fresh paint throughout and an intelligently designed open-concept layout that flows naturally across hardwood and tile flooring. Large windows flood the space with light, while a statement gas fireplace with heat-circulating technology creates warmth and ambiance. The kitchen is a entertainers dream—built around a substantial island, accented with subway tile backsplash and premium stainless steel appliances, backed by ample custom white cabinetry. From here, patio doors open seamlessly to a 10' x 14' covered deck and expansive concrete patio overlooking landscaped grounds, a fire pit, and refinished cedar fencing. But the true highlight is the primary ensuite—a spa-like retreat designed for daily indulgence. Step into the 4-piece bathroom and discover the showstopper: a luxury shower featuring dual rainfall showerheads that deliver an elevated experience every single day. This is the kind of detail that transforms a home from functional to

exceptional. The primary bedroom itself is spacious and serene, complete with a generous walk-in closet. Main floor laundry, a second bedroom, and full bathroom round out this level with practical family convenience. Downstairs, the fully developed basement provides tremendous versatility and living space. A second kitchen/suite with island, second laundry room, private entrance to suite, family room with gas fireplace, theatre room, wet bar, three additional bedrooms, and 3-piece bathroom offer flexibility for multi-generational living, guest suites, or recreation. Built-in surround sound and speakers run throughout the entire home, even into the garage. The XL insulated, heated garage features radiant floor heat and floor drain, a 10' x 16' powered storage shed provides exceptional storage, and a triple-wide concrete driveway with dedicated RV parking pad handles any vehicle needs. A cold storage room accessible from the garage adds practical appeal. The roof, replaced five years ago with 50-year shingles. This is a home that's been lived in, loved, and significantly improved—meticulously maintained and thoughtfully upgraded for those who appreciate both substance and style.