

10218 72 Avenue
Grande Prairie, Alberta

MLS # A2322911



\$549,500

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,261 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	BBQ on lower deck, Fire Pit		

IMMACULATE FULLY DEVELOPED BILEVEL IN DESIRABLE MISSION ESTATES! Pride of ownership is evident throughout this exceptionally well-maintained, move-in ready home located in a quiet family-friendly cul-de-sac in the highly sought-after Mission Estates neighbourhood. From the moment you arrive, you'll appreciate the ample parking options, including RV parking alongside the home and attached heated double garage, with convenient access to the impressive 16' x 20' detached garage/workshop in the backyard. Step inside to discover a bright and welcoming main floor featuring beautiful hardwood flooring, a cozy gas fireplace, and an abundance of natural light in the spacious living room. The dining area overlooks the backyard and provides plenty of space for family gatherings and entertaining. The well-appointed kitchen has been tastefully updated with new countertops, backsplash, flooring, and sink (2023), along with newer stainless steel appliances, pantry, eat-up bar, and generous counter space for meal preparation. The spacious primary bedroom easily accommodates a king-sized bed and offers a walk-in closet with custom shelving and a private ensuite featuring a 5-foot shower. Two additional bedrooms and a full bathroom complete the main level. The fully developed basement was professionally completed in 2019 and features large windows that allow natural light to flow throughout the space. Here you'll find a huge family room, a fourth bedroom with walk-in closet, a third full bathroom, and a bonus den/exercise room that could easily become a fifth bedroom by simply adding doors. A large laundry room and multiple storage areas provide excellent functionality for growing families. Numerous updates have been completed over the years, including basement development, modern paint colours, hardwood

flooring in the main floor bedrooms, blinds, toilets and laundry utility sink in 2020; kitchen renovations and bathroom upgrades in 2023; dishwasher in 2024; a new roof in 2025; and a new hot water tank installed in 2026. Several bedrooms have also been freshly painted, while the deck and fence have recently received a fresh coat of paint. Outdoor living is equally impressive with a large pie-shaped fully fenced backyard featuring a two-tier deck with dry under-deck storage and power, two natural gas hookups, flagstone pathways, a firepit area, low-maintenance landscaping, and direct access to grassed easements on both sides of the property. A standout feature of this property is the detached 16' x 20' garage/workshop. Built on a concrete slab, this versatile space is insulated, boarded, powered, and includes a 9-foot overhead door, man door, workbench, shelving, six-foot attic storage with ladder access, and is plumbed for a future natural gas heater. Located close to schools, parks, playgrounds, walking trails, shopping, sports fields, and the Eastlink Centre, this is an exceptional property!