



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
 OUELLETTE
 ASSOCIATE

780-831-7725
 jackadmin@gpremax.com

**10224 Michaelis Boulevard
 Grande Prairie, Alberta**

MLS # A2179329



\$409,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,760 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Greenbelt, Landscaped		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Combination	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: matching all fridge & freezer, shelves in garage, Saw in workshop, Shed

This very well maintained one owner home located backing on to the ravine in Mission Heights is ready for you to make it your own. This large 1760 sq ft fully developed bungalow with a double attached garage has had recent upgrades including newer roof, furnace, all main floor windows and newer garage doors. The main floor features include sunken living room, formal dining area, huge kitchen with sunshine ceiling an abundance of solid oak cabinets, cozy family room with wood burning fireplace , large master bedroom with full ensuite and walk in closet, a second large bedroom as well as a main floor laundry. Downstairs features large family room with wood burning fireplace and built in wet bar, two more large bedrooms as well as a finished storage room and as a bonus there is a huge work shop for handyman or it would make a great craft room. This beautiful property backs on to the ravine and has no rear neighbours as well as a easement on the side making for private and quiet backyard enjoyment.