

10617 75 Avenue
Grande Prairie, Alberta

MLS # A1159727



\$349,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,002 sq.ft.	Age:	2001 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Fruit Trees/		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	RR
Foundation:	ICF Block	Utilities:	-
Features:	No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Garage Fridge, Garage Heater TV Mount in living room, TV Mount in basement bedroom

An impeccable home! This charming bilevel has been modernized with elegance. The new eat-in kitchen has been updated with gorgeous white quartz countertops (a theme you'll see throughout), white shaker cabinets, and brand new black stainless steel appliances. The kitchen opens right up into the bright living area with new LED lighting throughout the home; complete with night light function. The fresh new paint carries right through, giving it that new home feeling. The corner master bedroom has a convenient 2 piece ensuite and walk in closet with beautiful built ins. The second bedroom is surprisingly large and the updated 4 piece bathroom is right next to it. Downstairs you'll find a large 3 piece bathroom with brand new walk in shower, heated floor, floating vanity, and installed cabinets (perfect for organizing that laundry). There is a ton of room to wash your clothes with the newer stacking washer and dryer. The additional two bedrooms are cozy and bright and the large living space offers more room for your family to hang out. The fully fenced backyard has a large two tiered deck with natural gas hook up. It is landscaped beautifully with an apple tree, strawberry patch, saskatoon and raspberry bushes, raised garden beds, and under deck storage. All of that AND it backs onto green space with a playground. As if that is not enough, the large garage is heated and perfect for parking and additional storage! Located in a quiet cul-de-sac, walking distance from the Eastlink Centre, this home also has a brand new hot water tank and roof!! Book your showing today!