



**10224 Michaelis Boulevard  
Grande Prairie, Alberta**

**MLS # A2179329**



**\$409,900**

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

<b>Heating:</b>	Forced Air, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	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.