

\$475,000 - 10617 81 Avenue, Grande Prairie

MLS® #A2253510

\$475,000

5 Bedroom, 3.00 Bathroom, 1,167 sqft

Residential on 0.13 Acres

Mission Heights., Grande Prairie, Alberta

Welcome to this fully developed bungalow in the family friendly community of Mission Heights, a neighbourhood beloved for its quiet streets, abundant green spaces, and close proximity to excellent educational options including St. Joseph Catholic High School, Charles Spencer High School, Derek Taylor Public School, and École Montrose French Immersion. All just minutes away, making morning drop offs and after school activities a breeze for busy families. This beautifully maintained and extensively renovated home exudes warmth and modern charm, offering 3 spacious bedrooms and 2 stylishly updated bathrooms on the main floor, where soaring ceilings and large windows flood the living room with natural light. The open concept kitchen is a showpiece, featuring sleek white cabinetry with striking custom live edge shelving, a clean subway backsplash, a large island perfect for gathering, and seamless access to the covered back deck with an additional concrete pad below, creating the ideal indoor/outdoor entertaining space. The fully finished basement doubles your living potential with 2 more bedrooms, a full bathroom, laundry room, and a sprawling family area(perfect for movie nights, game days, or a teenager's retreat). Outside, the private, fully fenced backyard is designed for family fun and gardening alike. Major mechanical upgrades provide peace of mind, including shingles with lots of life left and brand new siding, a one year old furnace, 2



oversized 50 gallon hot water tanks with a recirculating system for instant hot water throughout, and upgraded plumbing free of Poly-B, fully redone with copper and PEX for optimal water flow to all 3 bathrooms. Every bathroom has been tastefully renovated with new fixtures, and the heated attached garage ensures your vehicles stay warm during those chilly Alberta winters. With immediate possession available, this turn key home blends style, comfort, and functionality in one perfect package. Donâ€™t miss the chance to make it yours this Fall!

Built in 1996

Essential Information

MLS® #	A2253510
Price	\$475,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,167
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	10617 81 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2H2

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	1
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
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