

**10114 80 Avenue  
Grande Prairie, Alberta**

**MLS # A2178952**



# \$463,900

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,014 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Environmental Reserve		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Open Floorplan, See Remarks		

**Inclusions:** N/A

Perfectly located large 4 level split with walkout third level to the enormous private and treed backyard, edging on to the Bear creek ravine and walking trails as well as being in a super quite and private well kept cul-de-sac. Spacious main floor offers vaulted ceilings, hardwood floors in the front living room and simi open to the massive dining and kitchen over looking this gorgeous back yard with access to the two tiered deck. Upstairs' you'll find 2 large bedrooms and a full bathroom, primary suite has vaulted ceilings 2 closets and a nice full ensuite with corner jetted tub. The third level walkout boasts a great family room with gas fire place, third bedroom, full bath and a walkin entry closet. The third level also conveniently gives you access to the double attached garage. The basement level although incomplete can allow for extra bedrooms, games room or great storage area, this level also has the laundry area. This is a very sought after matured, beautiful area and offers great proximity to schools, parks and the Bear Creek trails.