

**10101 72A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2191366**



**\$960,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,145 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Additional Parking, Driveway, Heated Garage, Parking Pad, Triple Garage Att		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Many Trees, Pie Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	Restricted Residential Di
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Pool table, Projector & Screen, Poker table, table tennis, lounge chairs, bar stools

Welcome to this stunning home located in the highly sought-after Mission Estates, where luxury and convenience come together seamlessly. Nestled on a massive, treed lot, this property offers unparalleled privacy and tranquility, making it the perfect retreat while still being close to all the amenities you could need. Designed with hosting in mind, this home is ideal for entertaining family and friends. The spacious theatre room provides a dedicated space for movie nights, while the bar area creates the perfect ambiance for gathering, only feet away from an entrance to a second level balcony. The huge bonus room offers versatile space, whether you're looking to create a play area, a home gym, or an additional entertaining area. The basement features in floor heating along with 4 spacious bedrooms, and a bonus room. The heart of the home is the chef-inspired kitchen, which boasts a walk-through pantry for ultimate convenience and double wall ovens to accommodate large meals with ease. Whether you're preparing a quiet dinner for two or cooking for a crowd, this kitchen is up to the task. This luxurious primary bedroom offers a serene retreat with ample space, featuring a large walk-in closet, a private entrance to the balcony allows you to step outside and enjoy the fresh air. The 5-piece en-suite bathroom is a true oasis, complete with in-floor heating for ultimate comfort. For those in need of extra storage, the 3-car heated garage provides ample space to park vehicles or store belongings. It also features a separate entrance to the basement. The large driveway further adds to the appeal, offering plenty of room for additional parking. This property truly has it all—a prime location, expansive lot, and thoughtfully designed spaces perfect for both relaxation and entertainment. Don't miss your chance to make this dream home your reality. Reach out to your agent today to

view! \*\* Two brand new furnaces just installed\*\*