

# \$264,900 - 10513 83 Avenue, Grande Prairie

MLS® #A2245844

**\$264,900**

3 Bedroom, 2.00 Bathroom, 625 sqft

Residential on 0.08 Acres

Mission Heights., Grande Prairie, Alberta

Located in Mission Heights, this well-kept bi-level is a great option for a first-time buyer or investor. With thoughtful updates and a layout that feels easy to live in, it's clean, bright, and ready for new owners. Upstairs, the U-shaped kitchen offers oak cabinetry, a pantry, and a window over the sink. New countertops and a range hood were added in 2025, giving the space a fresh look. Just across is the dining area, which has updated lino flooring (2025), vaulted ceilings, and a layout that opens naturally to both the kitchen and living room. A garden door at the back is flanked by tall windows, bringing in natural light and leading directly to the deck, perfect for BBQ season or letting the fresh air in. The living room sits at the front of the home and feels open and welcoming, with another large window and vaulted ceilings continuing throughout. A half bathroom with a wide vanity and two closets completes the main level. Downstairs, all three bedrooms are on one level, making it easier to stay cool and sleep comfortably, even during summer heat waves. The primary bedroom includes a built-in ledge that makes it easy to switch up decor without any hassle, plus direct access to the full bathroom. Like the rest of the home, the bathroom has been freshly painted and feels bright and clean, with white tile surround. Two additional bedrooms and the laundry area complete this level. The backyard is partially fenced and includes a deck, paver patio, and a storage shed. It's a great outdoor space



with room to enjoy, whether you're planting a garden or just letting the dog out. Updates include interior paint and new swing doors (2025), hot water tank (2025), fridge (2023), smoke detectors (2020), roof (2009), and more. The furnace and ducts have been cleaned every year, most recently in October 2024, just one example of the care this home has received. With Bear Creek trails, schools, restaurants, and shopping close by (including two grocery stores within minutes) the location is super convenient. If you're looking for value, comfort, and a place with a yard, this one is worth seeing!! Call your REALTOR® today to book a showing!

Built in 1991

**Essential Information**

MLS® #	A2245844
Price	\$264,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	625
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	10513 83 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2A4

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 8th, 2025
Days on Market	1
Zoning	RG

## Listing Details

Listing Office	RE/MAX Grande Prairie
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