



**GRASSROOTS**  
REALTY GROUP

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10229 72 Avenue  
Grande Prairie, Alberta

MLS # A2232093



**\$465,000**

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,313 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** fridge, stove, washer, dryer, dishwasher, built in vac, GDO and remote, shed, greenhouse, window coverings, attached garage shelving

Immaculate Raised Bungalow in Mission Heights! Located on a quiet cul-de-sac just steps from walking trails and a park, this beautifully maintained raised bungalow offers the perfect blend of comfort and functionality. The open-concept main floor is filled with natural light and features main floor laundry, 2 spacious bedrooms, and 2 baths including the 4 pc ensuite with a jet tub and separate shower in the primary suite as well as a walk-in closet. Downstairs, enjoy a fully finished basement with 2 additional bedrooms, a theatre room, flex space, and tons of storage &ndash; ideal for families or entertaining guests. The large deck extends your living space outdoors, perfect for BBQs and soaking up the sun. Double attached garage with built in shelving. Don&rsquo;t miss your chance to view this gem &ndash; schedule your showing today!