



GRASSROOTS
REALTY GROUP

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10305 74 Avenue
Grande Prairie, Alberta

MLS # A2240325



\$449,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Mission Heights | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,153 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Garden, Landscaped, Many Trees, Triangular Lot | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Aluminum Siding | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, Quartz Counters | | |

Inclusions: N/A

This is one home you do not want to miss out on! Tucked away on a quiet street in the highly sought-after community of Mission Heights. This beautifully updated modified bi-level offers the perfect blend of space, style, and functionality. With 5 bedrooms, 3 full bathrooms, and a fully developed basement, there's plenty of room for the whole family to spread out and enjoy. Step inside and be impressed by the bright and open layout. The kitchen is a chef's dream, featuring stunning quartz countertops and ample workspace, flowing seamlessly into the living and dining areas—ideal for entertaining. Also on the main floor you will find two bedrooms and a full bathroom. The master bedroom is located upstairs and features a walk-in closet and full ensuite. Downstairs, you'll find a fantastic entertainment room perfect for a theatre room! Additionally there are two more bedrooms, laundry room and bathroom to complete the lower level. This home is move-in ready with numerous major upgrades in the last 3 years, including a new furnace, central air conditioning, hot water tank, and shingles! Stay comfortable year-round with climate control, and enjoy added convenience with a central vacuum system. The heated attached garage offers comfort and convenience during the colder months. You'll be sure to enjoy the outdoors in this massive backyard, offering a beautiful garden, kids play centre, fire pit area and deck. This home is situated in a prime spot, located with easements on two sides, close to parks, walking trails, schools, shopping, and more! Don't miss this incredible opportunity, book your showing today!