



**GRASSROOTS**  
REALTY GROUP

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10301 70 Avenue  
Grande Prairie, Alberta

MLS # A2241333



**\$339,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,191 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Ga		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, N		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Shed, A/C, Security System, Wardrobe in Basement.

Immaculate, Fully Developed Mission Heights Duplex on Corner Lot & No Rear Neighbours! Close to great schools, amenities & walking trails! Pride of ownership is evident in this exceptionally well-maintained duplex located on a quiet corner lot in desirable Mission Heights. Recent upgrades include a new furnace, central air conditioning, fresh paint, new countertops, and all-new kitchen appliances! The charming front entry offers great curb appeal with a covered veranda, stylish built-in bench, and extra front parking. Step inside to a bright and functional main floor featuring an open-concept layout, convenient half bath across from garage access, and a welcoming living area complete with central island, stainless steel appliances, gas fireplace, and extra side windows for an abundance of natural light. The South-facing backyard is a gardener's dream—fully landscaped with mature trees for shade and privacy, garden boxes, a storage shed, and a sun-soaked deck perfect for relaxing or entertaining. Upstairs offers two spacious bedrooms, including an oversized bedroom with double closets and a primary suite with walk-in closet and private ensuite. A full main bathroom and convenient upstairs laundry complete the upper level. The fully finished basement features a large rec room (easily used as a third bedroom), along with a third full bathroom, adding even more functionality to this versatile home. Shows just as beautifully in person as it does in the photos and is available for end-of-August possession, call today!