



**GRASSROOTS**  
REALTY GROUP

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10422 72 Avenue  
Grande Prairie, Alberta

MLS # A2246291



**\$374,900**

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,460 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	None, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

**Inclusions:** FRIDGE STOVE DISHWASHER WASHER DRYER

Steps from the Eastlink Centre on a huge corner lot in a quiet cul-de-sac, this airy 4-level split offers 1,400+ sqft of lifestyle-driven space that flows effortlessly from top to bottom. The main level boasts a great open-concept layout with a spacious living room and a bright, functional kitchen—perfect for both daily living and entertaining. Upstairs you'll find three sunlit bedrooms and a full bathroom. Head down to the walkout third level, where a cozy theatre setup and sleek wet bar create the ultimate movie-night or game-day zone. Continue to the fully developed fourth level, complete with a spacious fourth bedroom, convenient laundry area, and an additional 3-piece bathroom—ideal for guests or teens. Outside, enjoy a massive side deck leading to a fully fenced yard with alley access—perfect for kids, pets, or adding a future garage or RV pad. New shingles will be done soon!! With the Eastlink Centre just a 1-minute walk away—offering swimming, surfing, fitness, sports courts, gymnastics, and more—plus close proximity to schools, trails, and transit, this is Grande Prairie living at its best.