



**GRASSROOTS**  
REALTY GROUP

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10612 76 Avenue  
Grande Prairie, Alberta

MLS # A2249771



**\$489,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modified Bi-Level		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RR
<b>Utilities:</b>	-

**Inclusions:** Garage Heater.

Modified Bi-Level with Triple Heated Garage Backing onto Derek Taylor School! This spacious 5-bedroom, 3-bathroom modified bi-level is the perfect family home, ideally located directly backing onto Derek Taylor School for ultimate convenience. Boasting a triple heated garage, there's plenty of space for vehicles, toys, and storage. Inside, the open and functional layout offers room for everyone, including a cozy gas fireplace in the fully developed basement, perfect for those chilly Alberta nights. The primary suite is tucked away upstairs for added privacy and features a large ensuite and walk-in closet. Step outside to enjoy a mature, fully fenced and landscaped yard, complete with a covered rear deck—ideal for relaxing or entertaining rain or shine. Bonus: there's extra storage space tucked beneath the deck for your seasonal gear or tools. Don't miss your chance to own a beautiful, well-maintained home in this sought-after location!