



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10216 72B Avenue
Grande Prairie, Alberta

MLS # A2252385



\$537,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,542 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Executive Bungalow in Mission Estates – Built by Cardon Homes Welcome to this stunning executive bungalow, perfectly situated in a quiet cul-de-sac in the highly sought-after community of Mission Estates. Built by Cardon Homes, this property combines timeless craftsmanship with a functional and elegant layout. The main floor features a spacious primary suite with a walk-in closet and a luxurious ensuite, complete with a soaker tub and separate shower—your own private retreat. A versatile second bedroom/den offers flexibility for guests or a home office, while the convenient main floor laundry suite, located just off the garage, adds everyday ease. Large Formal Dining space leads down to the sunken living room with bay window and gas fireplace. Large kitchen at the back of the home with dining nook and sit up bar, chefs island, built in appliances, ample custom cabinets. Basement is expansive and offers 2 more good size bedrooms, bathroom, ample storage, and a large cozy family room with built in shelving and French doors. Back deck is private and yard is landscaped, treed and fenced. GARAGE IS OVERSIZED WITH TANDEM SPACE AND HEATED, PLUS SHELVEING AND DOUBLE DOORS. Designed with quality and comfort in mind, this home is the perfect fit for those seeking executive living in one of Grande Prairie's most desirable neighborhoods. HOME IS AVAILABLE FOR IMMEDIATE POSSESSION!!!