



GRASSROOTS
REALTY GROUP

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10313 74 Avenue
Grande Prairie, Alberta

MLS # A2254767



\$425,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,286 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Other		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Laminate Counters, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: n/a

4-Level Split in Mission Heights – OPEN HOUSE TODAY SEPT 7 2-4PM Located on a quiet street in one of Grande Prairie's top neighborhoods, this well-kept 4-level split delivers the space, layout, and upgrades that make life easier. All four levels are finished, giving you plenty of room to spread out, whether you've got a growing family or just want extra space to work, relax, or entertain. What You Get: 4 bedrooms, 2.5 bathrooms 2 family rooms—great for movie nights or letting the kids have their own hangout Deck wired and ready for a hot tub Fenced backyard with green space behind Heated attached garage to beat the Alberta winters New shingles last year, furnace just serviced and inspected, newer appliances (All were replaced in last 3 years) and central air Location Perks: Close to schools, parks, Eastlink Centre, shopping, and walking trails. Everything you need is just minutes away. Bottom Line: This place is move-in ready, has the space you want, and sits in a great part of town. Whether you're hosting friends, raising kids, or just want a solid home with no fuss, this one's worth a look. Book a showing—you'll be glad you did