



GRASSROOTS
REALTY GROUP

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10338 70 Avenue
Grande Prairie, Alberta

MLS # A2258012



\$324,900

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,191 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Coverings

FIRST TIME BUYERS & INVESTORS ALERT! Step into this fully developed 1,191 sq.ft 1/2 duplex, perfectly situated in the always desirable neighbourhood of Mission Heights. The inviting main floor features vinyl plank flooring throughout, offering a bright and functional kitchen with plenty of cabinetry and workspace, flowing seamlessly into the open living area. A cozy gas fireplace creates the perfect focal point for family gatherings and quiet evenings at home, complete with a convenient 1/2 bath powder room. The upper level showcases two massive bedrooms, each designed with comfort and privacy in mind. The primary suite features a full ensuite bathroom, while the second oversized bedroom is served by another full spare bath and upper level laundry — an ideal setup for small families, roommates, or guests! The wide open basement offers a fantastic entertaining space with room for a rec area or home theatre, with potential to add another bedroom to suit your needs. Step outside to enjoy your private yard, surrounded by mature trees and beautiful greenery. This outdoor retreat is perfect for barbecues, kids, pets, or simply relaxing in nature, with the extensive Bear Creek trail system at your fingertips. Don't miss out on this gem of a location, contact your REALTOR[®]; of choice and book your tour today!