



GRASSROOTS
REALTY GROUP

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

10427 73 Avenue
Grande Prairie, Alberta

MLS # A2261270



\$309,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	887 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: NA

This cute as a button bi-level is located in the popular and convenient community of Mission Heights, close to excellent schools, the Eastlink Centre, shopping, and the Muskoseepi Trails. The main floor offers two bedrooms, a full bathroom with convenient sliding door access from the primary bedroom, and an open-concept living, dining, and kitchen area that's perfect for both everyday living and entertaining. The lower level includes a third bedroom, another full bathroom, and additional living space—ideal for guests, hobbies, or a cozy family room. Outside, the property features a small front yard with a mature crab apple tree, a side deck with access from the side entry, and a backyard complete with a stone pathway. Two storage sheds provide plenty of room for tools and seasonal items, and back alley access adds even more convenience. A great opportunity to own in Mission Heights, with plenty of potential to make it your own.