



GRASSROOTS
REALTY GROUP

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

10714 74 Avenue
Grande Prairie, Alberta

MLS # A2284984



\$467,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,113 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: BLINDS

Pristine, beautifully updated home in Mission Heights! This fully developed 4-level split features a bright, open-concept kitchen and dining area with vaulted ceilings throughout the main floor. The upper level offers three bedrooms, including a spacious primary suite with his-and-her closets and a private ensuite with tiled shower, plus a full main bathroom. The third level is filled with natural light and boasts a large family room, fourth bedroom, and full bathroom. The fourth level provides a versatile open space that can be used as a bedroom, office, or rec area, along with a laundry room and ample storage. Outside, enjoy a fully fenced and landscaped yard complete with a deck and shed. There is also a strawberry patch and haskap bushes. Double attached garage. Ideally located close to schools, the Eastlink Centre, and shopping. Pride of ownership shines through with numerous recent upgrades inside and out. Don't miss this fantastic home!