



10341 70 Avenue  
Grande Prairie, Alberta

MLS # A2296887



**\$347,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Gazebo, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this Well-kept and move-in ready 2-storey semi-detached home with a garage in Mission Heights! This home offers a bright, open main floor where the living room, dining area, and kitchen all flow together—perfect for everyday living. The kitchen comes with a centre island, plenty of cabinet space, and a clean tiled backsplash. The living area feels warm and inviting with a gas fireplace, and there’s also a 2-piece bathroom on the main level for convenience. A big plus—no carpet on the main floors, just tile and vinyl plank throughout (carpet only on the stairs). Upstairs, you’ll find 2 spacious bedrooms. The primary bedroom features a walk-in closet and its own 4-piece ensuite, while the second bedroom is a great size with access to another full bathroom. Laundry is also located upstairs, making things easy day to day. The basement is fully finished with a flex/family room, a 3-piece bathroom, and plenty of storage space. Out back, you’ll enjoy a fenced yard with a good-sized deck and gazebo—perfect for relaxing, with no rear neighbours for added privacy. Plus, you’re just minutes away from the East-link Centre and other nearby amenities. A solid home in a great location—come take a look and see if it feels right for you.