



10231 75A Avenue  
Grande Prairie, Alberta

MLS # A2301381



**\$509,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,820 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Other

**Roof:** Cedar Shake

**Basement:** Full

**Exterior:** Concrete, Mixed, Vinyl Siding, Wood Frame

**Foundation:** Perimeter Wall

**Features:** Bar, High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Dishwasher, washer, dryer, fridge, stove, microwave

Mission Estates! The streets are a little wider, the trees are a little bit bigger. Mostly local traffic. This is a quiet neighborhood just steps away from the bear creek trail system. With schools and indoor/outdoor fitness and aquatics centers within a 2 minute drive! Well looked after 2 story Great floor plan offers 3 bedrooms upstairs & 1 bedroom in the basement. All Carpets in the home have been recently replaced! Fully developed basement has ample entertaining room, wet bar & more. Fully fenced, landscaped, south facing deck. BRAND NEW DECK ON CONCRETE PILES! Sensibly priced to sell. Don't hesitate on this one!