



10620 72 Avenue  
Grande Prairie, Alberta

MLS # A2303169



**\$379,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s)		

**Inclusions:** N/A

Located in the sought-after community of Mission Heights neighborhood, this great family home puts you just steps from the Eastlink Centre, Design Works Arena, and two high schools &mdash; a location that's hard to beat for busy families. Inside, you'll find a bright, open-concept layout with a spacious kitchen and dining area, complete with patio doors leading out to the deck. Upstairs offers 2 generously sized bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite. The third level features a large family room with large space to unwind. The fully developed fourth level adds even more flexibility with another bedroom, 3-piece bathroom, and a dedicated laundry area with soaker sink. Outside, the fully fenced and landscaped yard is ready to enjoy, with a 22x22 detached garage and convenient back alley access. Call your favorite Agent today to book your private viewing!