



**GRASSROOTS**  
REALTY GROUP

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10306 70 Avenue  
Grande Prairie, Alberta

MLS # A2116848



**\$279,000**

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,068 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garag		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RC
Utilities:	-

Inclusions: NA

GREAT 2 bed 2.5 bath half duplex in Mission Heights! Close to the Eastlink & Coca-Cola Centre as well as Charles Spencer, St. Joes. & Derek Taylor. Open living, dining and kitchen space, with a half bathroom located on the main level. Upstairs is 2 very large bedrooms with a full bathroom & laundry. The primary has a full en-suite and walk in closet. The basement is undeveloped and adds lots of heated storage. The single car garage is insulated. Large rear deck and partially fenced yard. Could be a good investment as this property is tenant occupied until June 30 @ \$1675/mo not including utilities.