



GRASSROOTS
REALTY GROUP

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10741 72 Avenue
Grande Prairie, Alberta

MLS # A2124298



\$445,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,614 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Low M		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Central Vacuum/Attachments		

Welcome to this inviting family home located in the desirable Mission Heights neighborhood of Grande Prairie. This spacious 4-bedroom, 3.5-bathroom residence offers a comfortable and bright living environment, ideal for modern family living. Upon entering, you'll appreciate the open layout designed for ease and functionality with main floor laundry. The home is move-in ready, offering a welcoming atmosphere with ample natural light throughout and the added comfort of air conditioning for those warm summer days. The heart of the home is the open and inviting kitchen, dining, and living area, featuring a gas fireplace.

Upstairs, you'll discover three spacious bedrooms including a primary suite featuring a walk-in closet and private 3-piece bathroom. A very large linen closet offers practical storage solutions. Outside, the fenced backyard with direct access to the green space, a convenient storage shed, and a two-tiered deck equipped with a gas hookup for effortless outdoor entertaining and barbecuing. The fully developed basement is a versatile space, complete with in-floor heating, a large living area, a full 4-piece bathroom, a generously sized bedroom, and additional storage options. One of the highlights of this property is its prime location backing onto a green space. In winter, residents enjoy the city's impressive skating oval on the nearby CKC field, perfect for seasonal outdoor fun. The neighborhood is family-oriented, surrounded by excellent amenities including public and Catholic schools and within close proximity to the Eastlink Centre, Grande Prairie Gymnastics, and the Hansen Lincoln Football Field. Outdoor enthusiasts will be delighted by the numerous trails connecting to the Muskoseepi and South Bear Creek Trail systems, perfect for walking, biking,

and enjoying nature. Don't miss the opportunity to make this inviting and well-appointed home yours. Schedule a showing today and envision your family thriving in this wonderful Grande Prairie residence!