



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10362 70 Avenue
Grande Prairie, Alberta

MLS # A2139547



\$359,800

Division:	Mission Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Irregular Lot, Landscaped, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RC
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Discover the perfect blend of comfort and convenience in this inviting 3-bedroom, 3-bathroom 1,472 sq. ft. home. Situated on a generous pie-shaped lot with no rear neighbors, this property offers both privacy and ample outdoor space. The heart of the home is the contemporary kitchen, featuring a large island with a breakfast bar, ideal for casual meals and entertaining. An attached garage provides ample storage and parking. The basement is a blank slate, ready for your creative vision to transform it into additional living space. Located just minutes from the Eastlink Centre, swimming pool, shopping, restaurants, and top-rated schools, including two high schools and two K-8 schools, this home combines modern living with a prime location.