



10730 76 Avenue  
Grande Prairie, Alberta

MLS # A2145707



**\$290,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** ALL APPLIANCES ARE AS IS WHERE IS

Investment potential in this AS IS WHERE IS Bi-level in Mission Heights. Located within walking distance of schools, Eastlink Centre, and the South 40 Plaza. The main floor offers a living room, kitchen, 3 bedrooms, and 2 full bathrooms. The fully developed basement has a second living room with an exercise nook, a fourth bedroom, a third full bathroom, as well as ample storage. Double car attached garage with RV parking outside. House is solid, updates such as vinyl plank. Needs some TLC!!! Could be a great investment!