



**10717 76 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2169527**



**\$354,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,070 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>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

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

**Inclusions:** Central vac, Blinds, Shed

Fully developed Mission Heights bungalow with newer shingles, double garage and RV parking! Situated on a southern exposure lot backing onto an easement within walking distance of several schools, Eastlink Center, walking trails and many great shopping amenities this fine home in very nice condition won't last long! Main floor features wide plank laminate flooring, vaulted ceilings, white kitchen and 3 bedrooms and 2 full bathrooms including the large primary bedroom with generous walk-in closet and ensuite. Dining area leads out to fully fenced and landscaped yard with private deck, shed and potential access to backyard for extra boat or trailer storage in addition to your convenient RV Parking. Basement has been well developed to include large family room, 4th bedroom, spacious bathroom with tile flooring and large laundry room with plenty of extra storage. This home is available for immediate possession and will make for a great family home, revenue property, or a nice downsize bungalow with plenty of parking if you are moving in from the farm or acreage. Book a showing soon as this is one of the lowest priced 4+ bedroom, 3 bathroom single family homes with a double attached garage in the entire City!