



10250 70 Avenue
Grande Prairie, Alberta

MLS # A2192611



\$324,900

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,201 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	City Lot, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Fire Pit, Shed

Welcome home to this charming 1/2 duplex in the always desirable neighbourhood of Mission Heights! If you're searching for a fully developed home with Central A/C and an attached garage under \$325K, look no further! Walking into the entry hallway you'll be lead through to the main living room with a cozy gas fireplace, abundance of natural light, 1/2 bath/powder room and open concept kitchen with an island + dining area and easy access to the fenced backyard. Upstairs features 3 bedrooms including the spacious primary, along with a full 4-pc bathroom and convenient, easy-access laundry! The finished basement could be set up as an additional living room or a 4th bedroom, with a closet + egress window in place and a stunning 3-pc bathroom w/ tiled shower. This property truly has it all in a great location, contact your REALTOR® of choice and book your tour today!