

# \$399,000 - 10713 72 Avenue, Grande Prairie

MLS® #A2218305

**\$399,000**

4 Bedroom, 3.00 Bathroom, 1,048 sqft

Residential on 0.11 Acres

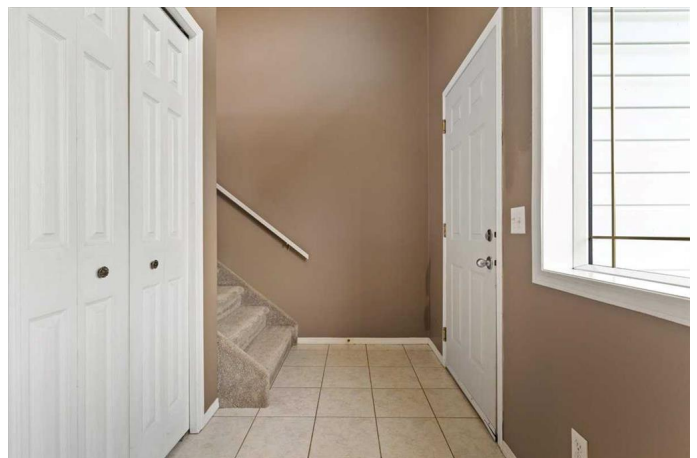
Mission Heights., Grande Prairie, Alberta

Immediate Possession Available! If you have been waiting for an excellent home, located in a highly sought after community with no rear neighbours, look no further! This cared for bi-level in Mission Heights offers all the space you need for a growing family or alternatively, an excellent addition to your rental portfolio. This 4 bedroom, 3 bathroom home offers comfortable square footage with a practical layout. The main level features newer carpet, nice sized rooms, a 3pc ensuite off your primary bedroom as well as a generous sized two-tiered deck just off your kitchen. Downstairs you will find a large rec room featuring an unfinished/not plumbed in sink and dishwasher encased in cabinetry offering kitchenette possibility, laundry/utility room, another bedroom and 3pc bathroom! A 22x24 attached double car garage is fully insulated with an 8ft door. Backing onto expansive green space and just steps away from the Eastlink Center, you can easily keep active during all the seasons Grande Prairie offers. Book your viewing today!

Built in 2004

## Essential Information

MLS® #	A2218305
Price	\$399,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,048
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	10713 72 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2T6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Pantry, See Remarks, Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Electric Range, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	125
Zoning	RS

## **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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