

# \$449,000 - 10305 74 Avenue, Grande Prairie

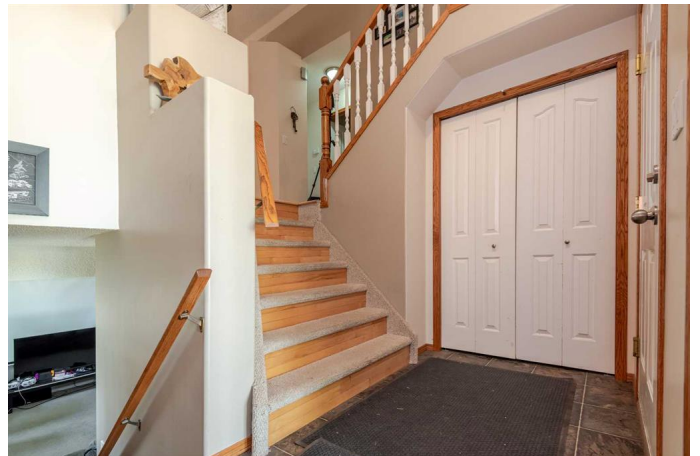
MLS® #A2240325

## \$449,000

5 Bedroom, 3.00 Bathroom, 1,153 sqft  
Residential on 0.16 Acres

Mission Heights., Grande Prairie, Alberta

This is one home you do not want to miss out on! Tucked away on a quiet street in the highly sought-after community of Mission Heights. This beautifully updated modified bi-level offers the perfect blend of space, style, and functionality. With 5 bedrooms, 3 full bathrooms, and a fully developed basement, there's plenty of room for the whole family to spread out and enjoy. Step inside and be impressed by the bright and open layout. The kitchen is a chef's dream, featuring stunning quartz countertops and ample workspace, flowing seamlessly into the living and dining areas—ideal for entertaining. Also on the main floor you will find two bedrooms and a full bathroom. The master bedroom is located upstairs and features a walk-in closet and full ensuite. Downstairs, you'll find a fantastic entertainment room perfect for a theatre room! Additionally there are two more bedrooms, laundry room and bathroom to complete the lower level. This home is move-in ready with numerous major upgrades in the last 3 years, including a new furnace, central air conditioning, hot water tank, and shingles! Stay comfortable year-round with climate control, and enjoy added convenience with a central vacuum system. The heated attached garage offers comfort and convenience during the colder months. You'll be sure to enjoy the outdoors in this massive backyard, offering a beautiful garden, kids play centre, fire pit area and deck. This home is situated in a prime spot, located with easements on two sides,



close to parks, walking trails, schools, shopping, and more! Don't miss this incredible opportunity, book your showing today!

Built in 1998

**Essential Information**

MLS® #	A2240325
Price	\$449,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,153
Acres	0.16
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	10305 74 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2M6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Central Vacuum, Quartz Counters
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Garden, Landscaped, Many Trees, Triangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	2
Zoning	RR

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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