

\$324,900 - 10338 70 Avenue, Grande Prairie

MLS® #A2258012

\$324,900

2 Bedroom, 3.00 Bathroom, 1,191 sqft

Residential on 0.06 Acres

Mission Heights., Grande Prairie, Alberta

FIRST TIME BUYERS & INVESTORS ALERT!

Step into this fully developed 1,191 sq.ft 1/2 duplex, perfectly situated in the always desirable neighbourhood of Mission Heights.

The inviting main floor features vinyl plank flooring throughout, offering a bright and functional kitchen with plenty of cabinetry and workspace, flowing seamlessly into the open living area. A cozy gas fireplace creates the perfect focal point for family gatherings and quiet evenings at home, complete with a convenient 1/2 bath powder room. The upper level showcases two massive bedrooms, each designed with comfort and privacy in mind.

The primary suite features a full ensuite bathroom, while the second oversized bedroom is served by another full spare bath and upper level laundry – an ideal setup for small families, roommates, or guests! The wide open basement offers a fantastic entertaining space with room for a rec area or home theatre, with potential to add another bedroom to suit your needs. Step outside to enjoy your private yard, surrounded by mature trees and beautiful greenery. This outdoor retreat is perfect for barbecues, kids, pets, or simply relaxing in nature, with the extensive Bear Creek trail system at your fingertips.

Don't miss out on this gem of a location, contact your REALTOR® of choice and book your tour today!

Built in 2006



Essential Information

MLS® #	A2258012
Price	\$324,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,191
Acres	0.06
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	10338 70 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0A8

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Laminate Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Zoning	RC

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.