

# \$444,900 - 10754 75 Avenue, Grande Prairie

MLS® #A2259752

**\$444,900**

4 Bedroom, 3.00 Bathroom, 1,109 sqft

Residential on 0.22 Acres

Mission Heights., Grande Prairie, Alberta

Welcome to this beautifully maintained 4-level split, ideally located on a quiet street in the highly sought-after community of Mission Heights.

With all four levels fully developed, this spacious and functional home offers the perfect blend of comfort, versatility, and privacyâ€”making it ideal for families of all sizes.

The main floor features a bright and open living area that flows seamlessly into a stunning, updated kitchen. Youâ€™™ll love the modern farmhouse charm, with crisp white cabinetry, sleek stainless steel appliances, and a classic subway tile backsplash. A center island with a contrasting black base and warm wood-accented stools provides the perfect space for casual meals or morning coffee, complemented by elegant pendant lighting overhead. A large window over the sink floods the room with natural light, while the spacious pantry offers ample storage for all your kitchen essentials.

Just off the kitchen, a patio door opens to your massive backyardâ€”a true outdoor retreat with no rear neighbours, offering peace, privacy, and endless potential for kids, pets, or future landscaping projects.

Upstairs, youâ€™™ll find three bedrooms, including a generous primary suite with a private ensuite, as well as another full bathroom. The lower level offers a fourth bedroomâ€”ideal for guests, teens, or a home officeâ€”along with a second living space and



an additional full bathroom for added convenience.

The fourth level is fully developed and provides a versatile area that can be transformed into a home theatre, games room, gym, or extra storage, depending on your needs.

Additional features include a heated attached garage, perfect for Alberta winters, and a prime location close to schools, shopping, parks, Eastlink Centre and walking trails!

This is a rare opportunity to own a move-in-ready home in one of Grande Prairie's most family-friendly neighbourhoods.

Book your showing today – you don't want to miss this one!

Built in 2004

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2259752      |
| Price          | \$444,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,109         |
| Acres          | 0.22          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10754 75 Avenue  |
| Subdivision | Mission Heights. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |

Postal Code T8W2S7

### Amenities

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

### Interior

Interior Features Kitchen Island, Pantry  
Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

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

### Additional Information

Date Listed September 24th, 2025  
Days on Market 23  
Zoning RR

### Listing Details

Listing Office Grassroots Realty Group Ltd.

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