

# \$424,500 - 10713 72 Avenue, Grande Prairie

MLS® #A2218305

**\$424,500**

4 Bedroom, 3.00 Bathroom, 1,048 sqft

Residential on 0.11 Acres

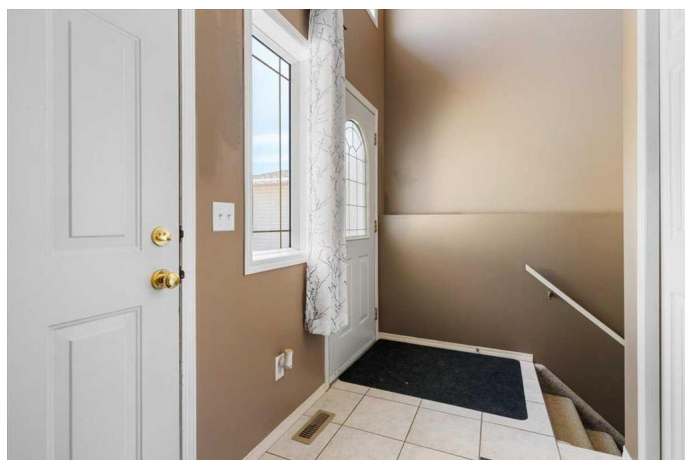
Mission Heights., Grande Prairie, Alberta

If you have been waiting for an excellent home, located in a highly sought after community with no rear neighbours, look no further! This well 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     | \$424,500 |
| 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 | Ceiling Fan(s), Laminate Counters, Pantry, See Remarks   |
| 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, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding                                                                              |
| Foundation        | Poured Concrete                                                                           |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 10            |
| Zoning         | RS            |

### **Listing Details**

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

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