



**GRASSROOTS**  
REALTY GROUP

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**10750 72 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2204257**



**\$385,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, diwasher, OTR microwave, washer, dryer, ensuite shelf, a/c, GDO opener(s).

Attention first-time homebuyers! This charming home is exactly what you've been searching for. If you're looking for a place to move in and relax without a worry, look no further. With numerous updates throughout the years, this property checks all the boxes. As you approach, you'll be greeted by a beautifully stamped concrete sidewalk leading to your covered south-facing deck, perfect for enjoying morning coffee or evening moments of tranquility in a rocking chair with someone special. The inviting main living area features an open-concept design that seamlessly flows from the comfortable living room to the dining area, creating an ideal space for those who love to entertain. The kitchen is equipped with stainless steel appliances, a corner pantry, and ample storage to accommodate all your culinary needs. Conveniently located laundry facilities are situated off the entryway. Upstairs, you'll find two spacious bedrooms and 2 bathrooms. The master bedroom is thoughtfully designed, featuring a walk-in closet with built-in organizers. The ensuite bathroom offers a 4-foot shower with dual shower heads for your ultimate relaxation. The third level boasts an inviting open recreation room, complete with a cozy natural gas fireplace and wet bar, perfect for gatherings. The fully developed basement includes two additional bedrooms, a storage room, a utility area, and a crawl space for all your belongings. Step outside to the rear deck, an ideal space for unwinding after a long day. The home also features a generously sized 26x26 heated garage, recently outfitted with a new heater. Additional highlights include a new air conditioning system and brand-new shingles. Don't miss this opportunity to make this beautifully updated home yours!