



GRASSROOTS
REALTY GROUP

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10745 72 Avenue
Grande Prairie, Alberta

MLS # A2211964



\$435,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,034 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, No Neighbours		

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

Inclusions: FRIDGE, STOVE, MICROWAVE/RANGE, DISHWASHER, WASHER/DRYER, BLINDS

NO REAR NEIGHBOURS, and situated in the highly sought after Mission Heights Neighbourhood! Find this bi level home, in fantastic shape, with a double car garage, a spacious entryway, 3 bedrooms on the main floor, including the primary bedroom with a full ensuite and his/her closets. Vaulted ceiling in the living room, an updated kitchen with stainless steel appliances, a dedicated dining area, back deck access to your 2 tiered deck, that has maintenance free deck boards. Planter boxes/Raised Garden Beds. Fully landscaped and fenced. Partially covered upper level perfect for sitting and enjoying the view, or keeping covered while bbq'ing in any season. Backing onto a green space/field means you can watch the kids walk to school (Charles Spencer or St. Joes Catholic) or to the Eastlink Center, Design Works Center, Skate Park, Hansen Lincoln Field, Restaurants, and so much more. This homes basement comes partially developed with a living room, a bar area, storage spaces, a utility room, laundry room, 1 bedroom, and a bathroom plumbed in/framed for your own development! This is a fantastic home in a desirable spot. Get in to tour this one, you'll be happy you did!