

**10309 70 Avenue  
Grande Prairie, Alberta**

**MLS # A2237895**



# \$319,900

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,191 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.60 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** Shed

An Incredibly Affordable Home In One Of The Best Neighborhoods - A beautifully appointed two-storey gem in the heart of Mission Heights (arguably one of Grande Prairie's most desirable neighbourhoods). It's known for its central location and unbeatable access to everything! Just steps from four schools, and within walking distance to the Eastlink Centre (one of Northern Alberta's largest rec hubs). You'll love the blend of community, convenience, and calm that surrounds you. This charming and affordable home offers an inviting open concept main floor featuring a bright and airy living room featuring a gas fireplace. A dining area with french doors leading to the back deck. A stylish kitchen outfitted with sleek newer Samsung appliances, perfect for both everyday living and entertaining. A convenient half bath adds functionality to the main level. Upstairs, you'll discover what feels like TWO master-sized bedrooms as each are impressively spacious, including a true primary bedroom with a walk-in closet and private ensuite. Other bedroom upstairs is even bigger with double closets. The upper level laundry room makes laundry day an absolute breeze, and an additional full bathroom upstairs to top it all off. Step outside into your sun drenched, south facing backyard with no rear neighbors, where you'll enjoy privacy, tranquility, and a fully fenced, fully landscaped outdoor retreat. The composite deck is ideal for soaking up summer rays or hosting weekend BBQs, and the included shed offers extra storage for all your outdoor gear. Also a single attached garage that is all insulated and drywalled. This home is the PERFECT blend of space, location, affordability, and many upgrades. A super well rounded home that could be the one for you!