

10709 74 Avenue  
Grande Prairie, Alberta

MLS # A2272450



## \$339,900

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<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>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** window coverings

Located in desirable Mission Heights, close to Schools, Eastlink and a park a few steps away. This fully developed split level home has a lot going for it including new shingles. The main level has the living room, kitchen, dining area and access to the deck and back yard. The upper level has 2 bedrooms and full bathroom. Down a few steps from the main level is a great family room with large windows. The lowest level has another bedroom, full bathroom and laundry area. Fenced yard, shed, rear alley access with parking in the back. This home is currently rented until July 31, 2026. This would be the perfect property to add to your rental portfolio, as it comes with a great long term tenants.