



**GRASSROOTS**  
REALTY GROUP

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10754 75 Avenue  
Grande Prairie, Alberta

MLS # A2251179



**\$469,900**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission Heights                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 4 Level Split                                                               |               |                   |
| <b>Size:</b>     | 1,109 sq.ft.                                                                | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad                                         |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Garden, Landscaped, Private, Triangular L |               |                   |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Vinyl | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Pantry            |                   |    |

**Inclusions:** N/A

Welcome to this beautifully maintained 4-level split, ideally located on a quiet street in the highly sought-after community of Mission Heights. With all four levels fully developed, this spacious and functional home offers the perfect blend of comfort, versatility, and privacy—making it ideal for families of all sizes. The main floor features a bright and open living area that flows seamlessly into a stunning, updated kitchen. You’ll love the modern farmhouse charm, with crisp white cabinetry, sleek stainless steel appliances, and a classic subway tile backsplash. A center island with a contrasting black base and warm wood-accented stools provides the perfect space for casual meals or morning coffee, complemented by elegant pendant lighting overhead. A large window over the sink floods the room with natural light, while the spacious pantry offers ample storage for all your kitchen essentials. Just off the kitchen, a patio door opens to your massive backyard—a true outdoor retreat with no rear neighbours, offering peace, privacy, and endless potential for kids, pets, or future landscaping projects. Upstairs, you’ll find three bedrooms, including a generous primary suite with a private ensuite, as well as another full bathroom. The lower level offers a fourth bedroom—ideal for guests, teens, or a home office—along with a second living space and an additional full bathroom for added convenience. The fourth level is fully developed and provides a versatile area that can be transformed into a home theatre, games room, gym, or extra storage, depending on your needs. Additional features include a heated attached garage, perfect for Alberta winters, and a prime location close to schools, shopping, parks, Eastlink Centre and walking trails! This is a rare opportunity to own a move-in-ready home in one of Grande Prairie’s most

family-friendly neighbourhoods. Book your showing today&mdash;you don&rsquo;t want to miss this one!