



GRASSROOTS

REALTY GROUP

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10620 72 Avenue
Grande Prairie, Alberta

MLS # A2303169



\$379,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,087 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: N/A

Located in the sought-after community of Mission Heights neighborhood, this great family home puts you just steps from the Eastlink Centre, Design Works Arena, Derek Taylor School and two high schools — a location that's hard to beat for busy families. Inside, you'll find a bright, open-concept layout with a spacious kitchen and dining area, complete with patio doors leading out to the deck. Upstairs offers 2 generously sized bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite. The third level features a large family room with large space to unwind. The fully developed fourth level adds even more flexibility with another bedroom, 3-piece bathroom, and a dedicated laundry area with soaker sink. Outside, the fully fenced and landscaped yard is ready to enjoy, with a 22x22 detached garage and convenient back alley access. Call your favorite Agent today to book your private viewing!